

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

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# PHA Plan - Housing Authority of the County of Kern

5 Year Plan for Fiscal Years 2005 - 2009  
Annual Plan for Fiscal Year 2006

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE  
WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan  
Agency Identification**

**PHA Name:** Housing Authority of the County of Kern

**PHA Number:** CA008

**PHA Fiscal Year Beginning: (mm/yyyy)**07/2006

**Public Access to Information**

**Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)**

- ☒ Main administrative office of the PHA  
Housing Authority of the County of Kern  
601 24<sup>th</sup> Street, Bakersfield, California 93301
- ☐ PHA development management offices
- ☐ PHA local offices

**Display Locations For PHA Plans and Supporting Documents**

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA  
Housing Authority of the County of Kern  
601 24<sup>th</sup> Street, Bakersfield, California 93301
- ☐ PHA development management offices
- ☐ PHA local offices
- ☐ Main administrative office of the local government
- ☐ Main administrative office of the County government
- ☐ Main administrative office of the State government
- ☐ Public library
- ☐ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA  
Housing Authority of the County of Kern  
601 24<sup>th</sup> Street, Bakersfield, California 93301
- ☐ PHA development management offices
- ☐ Other (list below)

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 - 2009**  
[24 CFR Part 903.5]

**A. Mission**

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- ☐ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- ☒ The PHA's mission is: (state mission here)

*The mission of the Housing Authority of the County of Kern (HACK) is to improve the quality of life for low-income residents in Kern County by providing safe, affordable housing and by assisting residents towards self sufficiency and home ownership.*

**B. Goals**

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

**HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.**

- ☒ PHA Goal: Expand the supply of assisted housing  
Objectives:
- ☒ Apply for additional rental vouchers: if they become available from HUD, including those targeted for families with disabilities.
  - ☒ Reduce public housing vacancies:
  - ☒ Leverage private or other public funds to create additional housing opportunities:
  - ☒ Acquire or build units or developments
  - ☒ Other (list below)  
Expand the Section 8 Home Ownership Program to include additional families
- ☒ PHA Goal: Improve the quality of assisted housing  
Objectives:

- ☒ Improve public housing management: by maintaining a PHAS score of at least 90%.
  - ☒ Improve voucher management: by attaining a SEMAP score of at least 90%.
  - ☒ Increase customer satisfaction: by maintaining a RASS score of at least 80% at each development site and an overall RASS score of 90%.
  - ☒ Concentrate on efforts to improve specific management functions: in order to maintain delinquent annual unit inspection rates of <2% in both the LIPH and Section 8 programs.
  - ☒ Renovate or modernize public housing units: including units at Valle Vista, Little Village, roof redesign and replacement at Monte Vista, remaining unit exteriors at Oro Vista, unit interiors at Parkview and Plaza Towers, roofs and exteriors at Rio Vista, and removal and replacement of roofmounted heaters and the one remaining unit modernization at Terra Vista, as funding allows.
  - ☐ Demolish or dispose of obsolete public housing:
  - ☒ Provide replacement public housing: A number of replacement units commensurate with Replacement Housing funding provided by HUD will be included in the Greenfield homes.
  - ☐ Provide replacement vouchers:
  - ☒ Other: (list below)
    - Seek funding sources for deferred maintenance to supplement capital funds.
- ☒ PHA Goal: Increase assisted housing choices
- Objectives:
- ☒ Provide voucher mobility counseling: for all voucher holders and Section 8 program participants during briefings and the annual reexaminations.
  - ☒ Conduct outreach efforts to potential voucher landlords through increased utilization of the landlord liaison.
  - ☐ Increase voucher payment standards
  - ☐ Implement voucher homeownership program:
  - ☐ Implement public housing or other homeownership programs:
  - ☐ Implement public housing site-based waiting lists:
  - ☐ Convert public housing to vouchers:
  - ☒ Other: (list below)
    - Utilize project-based Section 8 vouchers to provide housing to at least 20 additional low-income families.
    - Expand the voucher home ownership to additional families.

**HUD Strategic Goal: Improve community quality of life and economic vitality**

- ☒ PHA Goal: Provide an improved living environment
- Objectives:

- ☒ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: by offering vacancies as they become available.
- ☒ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: by offering vacancies as they become available.
- ☐ Implement public housing security improvements:
- ☐ Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- ☒ Other: (list below)
  - Provide public housing security improvements including graffiti eradication, Neighborhood Watch groups, coordination with local police entities, and enforcement of youth curfews and the one strike policy.

**HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals**

- ☒ PHA Goal: Promote self-sufficiency and asset development of assisted households  
Objectives:
  - ☒ Increase the number and percentage of employed persons in assisted families: including the disabled
  - ☒ Provide or attract supportive services to improve assistance recipients' employability: through continued linkage with community entities.
  - ☒ Provide or attract supportive services to increase independence for the elderly or families with disabilities.
  - ☒ Other: (list below)
    - Work in partnership with other agencies to provide needed services, including social services, medical, dental care, etc. through on-site referrals.
    - Provide resident training programs for basic maintenance skills.

**HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans**

- ☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing  
Objectives:
  - ☒ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, age, familial status, disability, sexual orientation, marital status, ancestry, and source of income, including those handicaps covered by Section 504 of the Rehabilitation Act of 1973 and its implementing regulations found at 24 CFR 8 "Non-Discrimination Based on Handicap in Federally Assisted Programs and HUD Activities."

- ☒ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, disability, sexual orientation, marital status, ancestry, and source of income.
- ☒ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- ☐ Other: (list below)

**Other PHA Goals and Objectives: (list below)**

- ☒ Achieve and sustain a utilization rate of 97% in the Section 8 Housing Choice Voucher Program.
- ☒ Maintain a delinquent annual reexamination rate of less than 1% in the Section 8 Housing Choice Voucher Program.
- ☒ Convert to project-based financial accounting systems for all public housing developments.
- ☒ Maintain a utilization rate of 98% for all tax credit developments.

**Annual PHA Plan**  
**PHA Fiscal Year 2006**  
[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

☒ **Standard Plan**

**Streamlined Plan:**

- ☐ **High Performing PHA**
- ☐ **Small Agency (<250 Public Housing Units)**
- ☐ **Administering Section 8 Only**

☐ **Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

This year the Housing Authority of the County of Kern (HACK) submits its seventh annual agency plan to the U. S. Department of Housing and Urban Development (HUD). This executive summary will highlight major activities planned for the 2006-2009 period with emphasis on 2006 and the projects that are underway as approved in previous years.

Major projects planned for 2006-2009 include the construction of additional affordable housing units. Construction projects planned include an expansion of the Maganda Park development, called Casas del Valle, which is an additional 35 units of affordable housing and a dental clinic in this new development. We are finalizing funding for the construction of 35 single-family residences and a community building with a clinic on property located in south Bakersfield (Greenfield). We are marketing 77 adjacent lots for private housing development. HACK is also working with the city of Bakersfield to secure funding for a 60-unit senior housing development in central Bakersfield. HACK is pursuing the sale of commercial space to a private developer to provide additional affordable housing or to establish a commercial complex to provide much needed services to residents at CA008-2 (Adelante Vista – Bakersfield) and CA008-6A (Oro Vista - Bakersfield). HACK is also considering the disposition of selected units at the Little Village complex (CA008-5 and CA008-6B) to generate seed money for the development of additional affordable housing units. Units at Little Village may be appropriate for inclusion in a Section 32 home ownership project. HACK is working to develop a housing project in cooperation with the City of Ridgecrest and completed a market study regarding project feasibility. We will proceed with a senior or multifamily project based on the needs in the Ridgecrest area and available funding. HACK will continue to pursue available financing options to construct additional affordable housing

developments as opportunities arise and to facilitate/acquire/construct additional affordable housing as opportunities in the local community arise. We will continue to access available funding from the State of California, specifically the Joe Serna, Jr. Farmworker Grant Program and Multi-Family Housing Program.

We are finalizing a loan from Fannie Mae to complete modernization and deferred maintenance and to secure that loan with Capital Funds. Loan funds will be used for five capital projects: 1) to complete the total modernization (including abatement of lead based paint) in 12 units at Little Village (CA008-5 and CA008-6B), a scattered-site development constructed in 1966, whose poor condition impacts the appearance and marketability of the entire development; 2) to complete modernization efforts at Rio Vista (CA008-1) begun in 1993, including facades, dual pane windows, HVAC units and some kitchen and bath renovation, and maintain the overall good condition of the units; 3) to update the fire alarm system at Plaza Towers (CA008-14 and CA008-15), a 12-story apartment complex constructed in 1971 and 6-story annex constructed in 1985; 4) to rehabilitate the waste, drain and vent pipes at Plaza Towers; and 5) to modernize 91 units at Oro Vista. The Agency has been unable to complete much-needed maintenance projects at several developments; obligating a portion of future Capital Funds will allow the Agency to ensure that all housing units meet housing quality and safety standards.

We will be administering Section 8 vouchers for emergency housing for the homeless (Shelter Plus Care program options for singles and families) and collaborating with other community agencies to ensure vouchers are utilized. We are also working more closely with the City of Bakersfield and the County of Kern to develop areawide housing plans within their respective jurisdictions.

HACK has maintained Standard or High Performer status in the Public Housing Assessment System (PHAS) and recently achieved High Performer status under the SEMAP rating system. The Plan includes all components required for housing authorities performing at a standard performer level under the PHAS rating system.

Major programs in process include:

1. HOPE I Homeownership Program – All units have been sold; HACK continues to work with the new owners to assist them as needed in maintaining ownership and serves on the Board of Directors for the association. The construction of replacement housing has been completed at Milagro del Valle, McFarland (CA008-22) and Maganda Park (CA008-23) and the units are 100% leased. Construction of the next phase of replacement housing in the Greenfield area will begin in Spring 2006.
2. Expansion of the Ruben Blunt Village development– This 23-unit expansion has been completed and is fully occupied.
3. Operation of the Section 8 Program – Staff is operating the program within current funding constraints and maintaining a high lease up rate. We continue to bring new landlords/owners into the program and continue to seek cooperative agreements with other agencies in order to serve special

populations. We also are working to obtain and preserve HUD funding for private units when owners abandon HUD programs or such funding opportunities become available. HACK will work to utilize project-based Section 8 vouchers for both HACK-owned and privately owned units to encourage deconcentration of poverty and the expansion of economic opportunities.

4. Continuation of grant funded programs for residents, including ROSS, Service Coordinator, and Family Self-Sufficiency – HACK continues to explore funding opportunities to maintain and expand existing programs and services to tenants and Section 8 participants. Staff is working to expand the number of cooperative agreements with other agencies essential to maintaining supportive services and assisting families in acquiring the skills and resources necessary to achieve self-sufficiency. HACK staff is also working to expand participation in the FSS program and increasing the number of residents successfully completing the Family Self-Sufficiency (FSS) program.
5. Continuing modernization of various developments via the Capital Fund Program – Staff utilizes all available capital funding to maintain and upgrade our housing stock. Staff is seeking to enhance current modernization opportunities by securing a Fannie Mae loan backed by Capital Funds. We will continue to rehabilitate and modernize additional units at Little Village, Rio Vista, and re-model 4 units at Oro Vista to meet ADA requirements; to complete roof replacements at Monte Vista and Homer Harrison; and to upgrade windows, HVAC units, roofs and unit interiors and exteriors as funding permits.
6. Continuing modernization of developments via other funding sources– In 2005 much needed renovations were completed at Rancho Algodon (Delano) using funding from the Joe Serna, Jr. Farmworker Grant Program and the County of Kern HOME Program. Improvements at International Village (USDA Development at Delano) are underway utilizing funding from project reserves, USDA-Joe Serna Farmworker Grant funds and California HCD funds.
7. Transitional Housing for Youth– HACK operates “Building Blocks,” a development for foster youth transitioning into adulthood. The Agency continues to collaborate with other local agencies to provide supportive services for these youths; there is high local demand for this program. Re-roofing of the development was completed recently but on-going maintenance costs remain high.
8. Acquisition/provision of affordable housing –HACK continues to monitor the homes purchased through the HOPE I project and, should any homes become available through default, HACK will plan to re-purchase the homes to ensure they are made available to low-income families. Hack recently added units in Delano (Maganda Park) and Lamont (Ruben Blunt) to its low-income affordable housing stock and has additional units under construction in Delano (Casas del Valle). HACK is finalizing construction plans for additional housing units in Greenfield using Replacement Housing Factor (RHF) funds

as one source of funding, and is seeking funds to construct units Bakersfield and Ridgecrest. HACK is considering the disposition of some units at the Little Village complex to provide additional housing units for private ownership for low-income families and to secure seed funds necessary to develop some additional affordable housing units in the Bakersfield area.

### **iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection

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#### **Attachments**

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. **Not:** If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- ☒ Admissions Policy for Deconcentration– Attachment 'A'
- ☒ FY 2006 Capital Fund Program Annual Statement– Attachment 'B'

- ☐ Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

**Optional Attachments:**

- ☒ PHA Management Organizational Chart– Attachment ‘C’  
☒ FY 2006 Capital Fund Program 5 Year Action Plan– Attachment ‘D’  
☐ Public Housing Drug Elimination Program (PHDEP) Plan  
☒ Comments of Resident Advisory Board or Boards– Attachment ‘E’  
☒ Other (List below, providing each attachment name)

Attachment	Description
F	Other Comments (non-resident) received on draft Agency Plan
G	Statement of Progress
H	Project-Based Section 8 Assistance
I	Section 8 Home Ownership Capacity Statement
J	List of Resident Commissioners
K	Definitions: ‘Substantial Deviation’ and ‘Significant Amendment or Modification’
L	Public Notice
M	Pet Policy
N	FY 2006 Capital Fund Performance and Evaluation Reports for Open Programs
O	Community Service Policy
P	Resident Survey Follow Up Plan
Q	Certification by Local Officials of Agency Plan’s Consistency with the Consolidated Plan for the City of Bakersfield and the County of Kern
R	Required Certifications and Disclosures

**Supporting Documents Available for Review**

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’	5 Year and Annual Plans

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	initiatives to affirmatively further fair housing that require the PHA's involvement.	
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/1899 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each publichousing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant	Annual Plan: Capital Needs

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	year	
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

## **1. Statement of Housing Needs**

[24 CFR Part 903.7 9 (a)]

### **A. Housing Needs of Families in the Jurisdiction/s Served by the PHA**

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have

housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.” Use N/A to indicate that no information is available upon which the PHA can make this assessment.

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	14,988	5	3	3	4	4	4
Income >30% but <=50% of AMI	15,318	5	3	3	4	4	4
Income >50% but <80% of AMI	20,909	5	3	2	3	3	3
Elderly	10,389	5	4	3	4	4	3
Families with Disabilities	45,868	5	5	3	5	4	3
Race/Ethnicity – White	48,596	5	4	2	2	3	2
Race/Ethnicity – Hispanic	23,935	5	4	2	3	4	3
Race/Ethnicity – Black	1,766	5	4	2	4	3	2
Race/Ethnicity – American Indian	1,236	5	4	2	3	3	2
Race/Ethnicity - Asian	822	5	4	2	2	2	2
Race/Ethnicity - Other	16,395	5	4	2	2	2	2

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- ☒ Consolidated Plan of the Jurisdiction/s  
Indicate year: County of Kern – 2005-2010  
City of Bakersfield - 2010
- ☒ U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- ☐ American Housing Survey data  
Indicate year:
- ☐ Other housing market study  
Indicate year:
- ☒ Other sources: (list and indicate year of information)  
Kern County Homeless Collaborative 2005 Continuum of Care Plan

## B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	5209		2134
Extremely low income <=30% AMI	5150	98.87%	
Very low income (>30% but <=50% AMI)	38	0.73%	
Low income (>50% but <80% AMI)	21	0.40%	
Families with children	3915	75.15%	
Elderly families	326	0.06%	
Families with Disabilities	54	0.01%	
Race/ethnicity - White	1361	26.13%	
Race/ethnicity – Hispanic	1777	34.11%	
Race/ethnicity – Black	1541	29.58%	
Race/ethnicity – Am. Indian	113	2.17%	
Race/ethnicity – Asian	55	1.05%	
Race/ethnicity – Pac. Islander	4	0.08%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			

Housing Needs of Families on the Waiting List			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 13 1/2 months (April 15, 2005) Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes    Witness Protection			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input type="checkbox"/> Section 8 tenant-based assistance <input checked="" type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	5944		2611
Extremely low income <=30% AMI	5706	96.00%	
Very low income (>30% but <=50% AMI)	224	3.76%	
Low income (>50% but <80% AMI)	14	0.24%	
Families with children	4537	76.32%	
Elderly families	184	3.10%	
Families with Disabilities	1223	20.58%	
Race/ethnicity - White	1413	23.77%	
Race/ethnicity – Hispanic	2913	49.01%	
Race/ethnicity – Black	1424	23.96%	
Race/ethnicity – Am. Indian	164	2.76%	
Race/ethnicity – Asian	29	0.49%	
Race/ethnicity – Pac. Islander	1	0.01%	
Characteristics by			

Housing Needs of Families on the Waiting List			
Bedroom Size (Public Housing Only)			
1BR	1959	32.96%	
2 BR	2635	44.33%	
3 BR	1278	21.50%	
4 BR	64	1.08%	
5 BR	7	0.12%	
5+ BR	1	0.01%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

### C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

#### (1) Strategies

**Need: Shortage of affordable housing for all eligible populations**

**Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

- ☒ Employ effective maintenance and management policies to minimize the number of public housing units off-line
- ☒ Reduce turnover time for vacated public housing units
- ☒ Reduce time to renovate public housing units
- ☒ Seek replacement of public housing units lost to the inventory through mixed finance development
- ☐ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☐ Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☒ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- ☒ Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration

- ☒ Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- ☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☒ Other (list below)
  - Utilize project-based Section 8

**Strategy 2: Increase the number of affordable housing units by:**

Select all that apply

- ☒ Apply for additional section 8 units should they become available
- ☒ Leverage affordable housing resources in the community through the creation of mixed - finance housing
- ☒ Pursue housing resources other than public housing or Section 8 tenantbased assistance.
- ☒ Other: (list below)
  - a.) Utilize project-based Section 8
  - b.) Seek to utilize funds available through California's voterpassed Proposition 46
  - c.) Construct new projects in Delano, Greenfield and Bakersfield

**Need: Specific Family Types: Families at or below 30% of median**

**Strategy 1: Target available assistance to families at or below 30 % of AMI**

Select all that apply

- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- ☐ Employ admissions preferences aimed at families with economic hardships
- ☐ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

**Need: Specific Family Types: Families at or below 50% of median**

**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

- ☐ Employ admissions preferences aimed at families who are working
- ☐ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- ☐ Seek designation of public housing for the elderly
- ☒ Apply for special-purpose vouchers targeted to the elderly, should they become available
- ☒ Other: (list below)  
Work in partnership with other agencies to develop senior housing

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

- ☐ Seek designation of public housing for families with disabilities
- ☒ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing:  
Perform the modification needed in public housing, based on Section 504 guidelines for Public Housing. Provide 'reasonable accommodation' to persons with handicaps covered by Section 514 of the Rehabilitation Act and its implementing regulations. 'Reasonable accommodation' will include: Program Accessibility (allow eligible people with disabilities to participate in and benefit from programs to the same extent that people without disabilities do); Physical Accessibility (as much as practicable, allow people with disabilities to enter, use, and enjoy property under the control of the Housing Authority); and Integration of People with Disabilities with other non-disabled persons, unless there is no other reasonable choice.
- ☒ Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- ☒ Affirmatively market to local non-profit agencies that assist families with disabilities
- ☐ Other: (list below)

**Need: Specific Family Types: Races or ethnicities with disproportionate housing needs**

**Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

Select if applicable

- ☒ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- ☐ Other: (list below)

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

- ☒ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units

- ☒ Market the section 8 program to owners outside of areas of poverty /minority concentrations
- ☐ Other: (list below)

**Other Housing Needs & Strategies: (list needs and strategies below)**

**(2) Reasons for Selecting Strategies**

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- ☒ Funding constraints
- ☒ Staffing constraints
- ☒ Limited availability of sites for assisted housing
- ☒ Extent to which particular housing needs are met by other organizations in the community
- ☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- ☒ Influence of the housing market on PHA programs
- ☒ Community priorities regarding housing assistance
- ☒ Results of consultation with local or state government
- ☒ Results of consultation with residents and the Resident Advisory Board
- ☐ Results of consultation with advocacy groups
- ☐ Other: (list below)

**2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2005 grants)</b>		
a) Public Housing Operating Fund	2,319,583	
b) Public Housing Capital Fund	1,400,000	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	13,743,544	

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self-Sufficiency Grants	0	
h) Community Development Block Grant	0	
i) HOME	0	
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
<b>3. Public Housing Dwelling Rental Income</b>	2,396,297	Housing operations and maintenance
Miscellaneous and Interest Income	270,000	Housing operations and maintenance
<b>4. Other income (list below)</b>		
<b>4. Non-federal sources (list below)</b>		
<b>Total resources</b>	20,044,403	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

#### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

##### **(1) Eligibility**

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- ☒ When families are within a certain number of being offered a unit: 25  
☐ When families are within a certain time of being offered a unit: 4 to 6 weeks  
☐ Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- ☒ Criminal or Drug-related activity  
☒ Rental history  
☒ Housekeeping  
☐ Other (describe)

c. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC authorized source)

## **(2)Waiting List Organization**

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- ☒ Community-wide list  
☐ Sub-jurisdictional lists  
☒ Site-based waiting lists: Greenfield only  
☐ Other (describe)

b. Where may interested persons apply for admission to public housing?

- ☒ PHA main administrative office  
☒ PHA development site management office: Greenfield only  
☐ Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection**(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year? 2

2. ☒ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously HUD-approved site based waiting list plan)?

If yes, how many lists? 1 - Greenfield

3. ☒ Yes ☐ No: May families be on more than one list simultaneously  
If yes, how many lists? 2 – General waiting list and Greenfield
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- ☒ PHA main administrative office
  - ☐ All PHA development management offices
  - ☒ Management offices at developments with site-based waiting lists
  - ☐ At the development to which they would like to apply
  - ☐ Other (list below)

### **(3) Assignment**

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
- ☒ One
  - ☐ Two
  - ☐ Three or More
- b. ☒ Yes ☐ No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

### **(4) Admissions Preferences**

- a. Income targeting:
- ☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?
- b. Transfer policies:
- In what circumstances will transfers take precedence over new admissions? (list below)
- ☒ Emergencies
  - ☒ Overhoused
  - ☒ Underhoused
  - ☒ Medical justification
  - ☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)
  - ☐ Resident choice: (state circumstances below)
  - ☐ Other: (list below)
- c. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- ☒ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- ☐ Working families and those unable to work because of age or disability
- ☒ Veterans and veterans’ families
- ☐ Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☒ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below)  
Date and time

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

### 3 Date and Time

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- 2 ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- ☐ The PHA applies preferences within income tiers
- ☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

**(5) Occupancy**

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- ☒ The PHA-resident lease
- ☒ The PHA's Admissions and (Continued) Occupancy policy
- ☒ PHA briefing seminars or written materials
- ☐ Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- ☒ At an annual reexamination and lease renewal
- ☒ Any time family composition changes
- ☒ At family request for revision
- ☐ Other (list)

**(6) Deconcentration and Income Mixing**

a. ☐ Yes ☒ No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. ☐ Yes ☒ No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- ☐ Adoption of site based waiting lists
- If selected, list targeted developments below:

- ☐ Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below:
- ☐ Employing new admission preferences at targeted developments  
If selected, list targeted developments below:
- ☐ Other (list policies and developments targeted below)
- d. ☐ Yes ☒ No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?
- e. If the answer to d was yes, how would you describe these changes? (select all that apply)
- ☐ Additional affirmative marketing
- ☐ Actions to improve the marketability of certain developments
- ☐ Adoption or adjustment of ceiling rents for certain developments
- ☐ Adoption of rent incentives to encourage deconcentration of poverty and income mixing
- ☐ Other (list below)
- f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)
- ☒ Not applicable: results of analysis did not indicate a need for such efforts
- ☐ List (any applicable) developments below:
- g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)
- ☒ Not applicable: results of analysis did not indicate a need for such efforts
- ☐ List (any applicable) developments below:

## B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete subcomponent 3B.  
**Unless otherwise specified, all questions in this section apply only to the tenantbased section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### (1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- ☒ Criminal or drug-related activity only to the extent required by law or regulation

- ☐ Criminal and drug-related activity, more extensively than required by law or regulation
- ☐ More general screening than criminal and drug-related activity (list factors below)
- ☐ Other (list below)

b. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

☐ Criminal or drug-related activity

☒ Other (describe below)

Share information on terminations, evictions and lease violations provided by other landlords.

## **(2) Waiting List Organization**

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

☒ None

☐ Federal public housing

☐ Federal moderate rehabilitation

☐ Federal project-based certificate program

☐ Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

☒ PHA main administrative office

☐ Other (list below)

## **(3) Search Time**

a. ☒ Yes ☐ No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

- a. If voucher holders can demonstrate they have been unable to locate suitable housing
- b. Medical circumstances

#### **(4) Admissions Preferences**

##### a. Income targeting

- ☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

##### b. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

##### Former Federal preferences

- ☒ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

##### Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☒ Veterans and veterans' families
- ☐ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

3 Date and Time

Former Federal preferences

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)  
Victims of domestic violence  
Substandard housing  
Homelessness  
High rent burden

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability  
2 Veterans and veterans' families  
☐ Residents who live and/or work in your jurisdiction  
☐ Those enrolled currently in educational, training, or upward mobility programs  
☐ Households that contribute to meeting income goals (broad range of incomes)  
☐ Households that contribute to meeting income requirements (targeting)  
☐ Those previously enrolled in educational, training, or upward mobility programs  
☐ Victims of reprisals or hate crimes  
☐ Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- ☒ Date and time of application  
☐ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- ☐ This preference has previously been reviewed and approved by HUD  
☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- ☐ The PHA applies preferences within income tiers  
☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

**(5) Special Purpose Section 8 Assistance Programs**

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- ☒ The Section 8 Administrative Plan  
☒ Briefing sessions and written materials  
☐ Other (list below)

b. How does the PHA announce the availability of any specialpurpose section 8 programs to the public?

- ☒ Through published notices  
☒ Other (list below)  
Community agencies/organizations

#### **4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

##### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 4A.

##### **(1) Income Based Rent Policies**

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- ☒ The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- ☐ The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0  
☐ \$1-\$25  
☒ \$26-\$50

2. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1. ☐ Yes ☒ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

☐ For the earned income of a previously unemployed household member

☐ For increases in earned income

☐ Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

☐ Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

☐ For household heads

☐ For other family members

☐ For transportation expenses

☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families

☐ Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

☐ Yes for all developments

☒ Yes but only for some developments

☐ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

☐ For all developments

☐ For all general occupancy developments (not elderly or disabled or elderly only)

☒ For specified general occupancy developments

☐ For certain parts of developments; e.g., the high-rise portion

☐ For certain size units; e.g., larger bedroom sizes

☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

☒ Market comparability study

☐ Fair market rents (FMR)

☐ 95<sup>th</sup> percentile rents

- ☐ 75 percent of operating costs
- ☐ 100 percent of operating costs for general occupancy (family) developments
- ☐ Operating costs plus debt service
- ☐ The "rental value" of the unit
- ☐ Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent?

(select all that apply)

- ☐ Never
- ☐ At family option
- ☒ Any time the family experiences an income increase
- ☐ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)\_\_\_\_\_
- ☐ Other (list below)

g. ☐ Yes ☒ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

**(2) Flat Rents**

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- ☒ The section 8 rent reasonableness study of comparable housing
- ☒ Survey of rents listed in local newspaper
- ☒ Survey of similar unassisted units in the neighborhood
- ☐ Other (list/describe below)

**B. Section 8 Tenant-Based Assistance**

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

**(1) Payment Standards**

Describe the voucher payment standards and policies

a. What is the PHA's payment standard? (select the category that best describes your standard)

- ☐ At or above 90% but below 100% of FMR
- ☒ 100% of FMR except for two-bedroom units

- ☒ Above 100% but at or below 110% of FMR for two-bedroom units  
☐ Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard?  
(select all that apply)

- ☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area  
☐ The PHA has chosen to serve additional families by lowering the payment standard  
☐ Reflects market or submarket  
☐ Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level?  
(select all that apply)

- ☒ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area  
☒ Reflects market or submarket  
☐ To increase housing options for families  
☐ Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- ☐ Annually  
☒ Other (list below)  
Annually and as needed due to budgetary constraints

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- ☒ Success rates of assisted families  
☒ Rent burdens of assisted families  
☒ Other (list below)  
HUD funding

## **(2) Minimum Rent**

a. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0  
☐ \$1-\$25  
☒ \$26-\$50

b. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

## **5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

### A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- ☒ An organization chart showing the PHA's management structure and organization is attached as Attachment 'C'
- ☐ A brief description of the management structure and organization of the PHA follows:

### B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	867	112
Section 8 Vouchers	3036	371
Section 8 Certificates	0	0
Section 8 Mod Rehab	0	0
Special Purpose Section 8 Certificates/Vouchers (list individually)	Shelter + Care Disabled and Homeless 82	10
Public Housing Drug Elimination Program (PHDEP)	0	0
Other Federal Programs (list individually)		
Transitional Project-Based	7	3
Emancipated Foster Youth Project-Based	10	7
Shelter + Care Project-Based (Green Gardens)	80	25

### C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

- (1) Public Housing Maintenance and Management: (list below)  
Low Income Public Housing Admissions and Continued Occupancy Policy  
Maintenance and Modernization Policy (includes Pest Control Policy)

- (2) Section 8 Management: (list below)  
Section 8 Administrative Plan  
Section 8 Procedures Manual

## **6. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

### **A. Public Housing**

1. ☐ Yes ☒ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
- ☒ PHA main administrative office
  - ☒ PHA development management offices
  - ☐ Other (list below)

### **B. Section 8 Tenant-Based Assistance**

1. ☐ Yes ☒ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)
- ☒ PHA main administrative office
  - ☐ Other (list below)

## **7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

## A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

### **(1) Capital Fund Program Annual Statement**

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure longterm physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

☒ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment 'B'

-or-

☐ The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

### **(2) Optional 5-Year Action Plan**

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. ☒ Yes ☐ No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

☒ The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment 'D'

-or-

☐ The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

## B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

☐ Yes ☒ No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)

- ☐ Revitalization Plan under development
- ☐ Revitalization Plan submitted, pending approval
- ☐ Revitalization Plan approved
- ☐ Activities pursuant to an approved Revitalization Plan underway

☐ Yes ☒ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?  
If yes, list development name/s below:

☒ Yes ☐ No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?  
If yes, list developments or activities below:  
Delano (Casas del Valle), Greenfield (south Bakersfield),  
Bakersfield and Ridgecrest

☒ Yes ☐ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?  
If yes, list developments or activities below:  
Delano (Casas del Valle), Greenfield (south Bakersfield),  
Bakersfield and Ridgecrest

## **8. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. ☒ Yes ☐ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

### 2. Activity Description

☒ Yes ☐ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip

to component 9. If “No”, complete the Activity Description table below.)

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Little Village
1b. Development (project) number: CA008-5 and CA008-6B
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (01/07/2006)
5. Number of units affected: to be determined
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: July 1, 2006 b. Projected end date of activity: June 30, 2008

## **9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities**

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. ☒ Yes ☐ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

### **2. Activity Description**

- ☐ Yes ☒ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below

Designation of Public Housing Activity Description	
1a. Development name:	Plaza Towers / Plaza Towers Annex
1b. Development (project) number:	CA008-14 / CA008-15
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	19/10/2003
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	150
7. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

## 10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

### A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. ☐ Yes ☒ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

#### 2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name:

1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: ) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

<b>B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937</b>
---

<b>C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937</b>
---

## **11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

### **A. Public Housing**

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. ☐ Yes ☒ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or

plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

**2. Activity Description**

☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

**B. Section 8 Tenant Based Assistance**

1. ☒ Yes ☐ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

## 2. Program Description:

### a. Size of Program

☒ Yes ☐ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- ☒ 25 or fewer participants  
☐ 26 - 50 participants  
☐ 51 to 100 participants  
☐ more than 100 participants

### b. PHA-established eligibility criteria

☐ Yes ☒ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

## **12. PHA Community Service and Self-sufficiency Programs**

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

### **A. PHA Coordination with the Welfare (TANF) Agency**

#### 1. Cooperative agreements:

☒ Yes ☐ No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 13/12/2000

#### 2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- ☒ Client referrals  
☒ Information sharing regarding mutual clients (for rent determinations and otherwise)  
☒ Coordinate the provision of specific social and self-sufficiency services and programs to eligible families  
☒ Jointly administer programs  
☐ Partner to administer a HUD Welfare-to-Work voucher program  
☐ Joint administration of other demonstration program  
☒ Other (describe)

Transitional Housing for Emancipated Foster Care Youth

## B. Services and programs offered to residents and participants

### (1) General

#### a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- ☒ Public housing rent determination policies
- ☐ Public housing admissions policies
- ☐ Section 8 admissions policies
- ☐ Preference in admission to section 8 for certain public housing families
- ☐ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- ☐ Preference/eligibility for public housing homeownership option participation
- ☐ Preference/eligibility for section 8 homeownership option participation
- ☐ Other policies (list below)

#### b. Economic and Social self-sufficiency programs

- ☒ Yes ☐ No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use. )

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Credit Counseling	Varies	FSS Program Resident Initiatives	Consumer Credit	Both LIPH
Home Buyers Program	Varies	FSS Program	Consumer Credit City Development	Both
Substance Abuse Program	Varies	FSS Program	Ebony Counseling Center	Both
Personal Development	Varies	FSS Program	HACK	Both
Family Counseling	Varies	FSS Program	HACK	Both
Job Training	Varies	FSS Program	ETR/MAOF	Both
Educational Training	Varies	FSS Program	Bksfld. Adult School	Both
Post Secondary	Varies	FSS Program	Bksfld. Adult School	Both
Employment Counseling	Varies	Resident Initiatives	HACK, Proteus, ETR, EDD	LIPH

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Job Training and Placement	Varies	Resident Initiatives	ETR, Proteus, EDD, Local Temp. Agencies	LIPH
Educational Training – ESL Shafter	Varies	Resident Initiatives	Richland-Lerdo School District – Shafter Healthy Start	LIPH
Educational Training (GED)	Varies	Resident Initiatives	Bksfld. Adult School	LIPH
Family & Individual Counseling	Varies	Resident Initiatives	Family-to-Family Clinica Sierra Vista Kern Co. Mental Health	LIPH
Referral Service – Food	Varies	Resident Initiatives	Kern County Food Bank, HOPE Center, LOVE Inc., Delano Community Connections, Bethany Services	LIPH
Referral Service – Furniture	Varies	Resident Initiatives	St. Vincent De Paul, Salvation Army, LOVE Inc., HOPE Center	LIPH
Referral Service – Clothing	Varies	Resident Initiatives	McFarland Unified School District, Mercy Learning Center, Bethany Services, Career Services Center, Catholic Charities	LIPH
Domestic Abuse Counseling	Varies	Resident Initiatives	Alliance Against Family Violence, Proteus, Delano Community Connections	LIPH
Childcare Programs	Varies	Resident Initiatives	Varies	LIPH
Parenting Classes	Varies	Resident Initiatives	Clinica Sierra Vista	LIPH

## **(2) Family Self Sufficiency program/s**

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: 06/01/06)
Public Housing	36	21
Section 8	320 Estimated 294 Corrected requirement	157

### **a. Participation Description**

- b. ☒ Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?

If no, list steps the PHA will take below:

### C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- ☒ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- ☒ Informing residents of new policy on admission and reexamination
- ☐ Actively notifying residents of new policy at times in addition to admission and reexamination.
- ☒ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- ☒ Establishing a protocol for exchange of information with all appropriate TANF agencies
- ☐ Other: (list below)

### D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

## 13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to subcomponent D.

### A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- ☐ High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- ☒ High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- ☒ Residents fearful for their safety and/or the safety of their children
- ☒ Observed lower-level crime, vandalism and/or graffiti
- ☐ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- ☐ Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- ☒ Safety and security survey of residents
- ☒ Analysis of crime statistics over time for crimes committed “in and around” public housing authority
- ☐ Analysis of cost trends over time for repair of vandalism and removal of graffiti
- ☒ Resident reports
- ☐ PHA employee reports
- ☒ Police reports
- ☒ Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- ☐ Other (describe below)

3. Which developments are most affected? (list below)

CA008-2 – Adelante Vista, 1104 So. Robinson St., Bakersfield

CA008-5 – Little village, 714 Smith St., Bakersfield

CA008-6 – Oro Vista, 1104 So. Robinson St., Bakersfield

**B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year**

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- ☒ Contracting with outside and/or resident organizations for the provision of crime and/or drug-prevention activities
- ☒ Crime Prevention Through Environmental Design
- ☒ Activities targeted to at-risk youth, adults, or seniors
- ☐ Volunteer Resident Patrol/Block Watchers Program
- ☐ Other (describe below)

2. Which developments are most affected? (list below)

CA008-2 – Adelante Vista, 1104 So. Robinson St., Bakersfield

CA008-5 – Little village, 714 Smith St., Bakersfield

CA008-6 – Oro Vista, 1104 So. Robinson St., Bakersfield

**C. Coordination between PHA and the police**

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- ☒ Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- ☒ Police provide crime data to housing authority staff for analysis and action
- ☒ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- ☒ Police regularly testify in and otherwise support eviction cases

- ☒ Police regularly meet with the PHA management and residents
- ☐ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- ☐ Other activities (list below)

2. Which developments are most affected? (list below)

CA008-2 – Adelante Vista, 1104 So. Robinson St., Bakersfield

CA008-5 – Little village, 714 Smith St., Bakersfield

CA008-6 – Oro Vista, 1104 So. Robinson St., Bakersfield

**D. Additional information as required by PHDEP/PHDEP Plan**

PHAs eligible for FY 2005 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- ☐ Yes ☒ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- ☐ Yes ☒ No: Has the PHA included the PHDEP Plan for FY 2006 in this PHA Plan?
- ☐ Yes ☒ No: This PHDEP Plan is an Attachment. (Attachment Filename: \_\_\_\_)

**14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

See supporting documentation (Low Income Public Housing Admissions and Continued Occupancy Policy) and Attachment 'M'

**15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations. See supporting documentation and Attachment 'R'

**16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

- 1. ☒ Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?  
(If no, skip to component 17.)
- 2. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
- 3. ☐ Yes ☒ No: Were there any findings as the result of that audit?
- 4. ☐ Yes ☐ No: If there were any findings, do any remain unresolved?  
If yes, how many unresolved findings remain? \_\_\_\_
- 5. ☐ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD?  
If not, when are they due (state below)?

## **17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. ☒ Yes ☐ No: Is the PHA engaging in any activities that will contribute to the long term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
  - ☐ Not applicable
  - ☐ Private management
  - ☒ Development-based accounting
  - ☒ Comprehensive stock assessment
  - ☐ Other: (list below)
3. ☐ Yes ☒ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board Recommendations**

1. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
  - ☒ Attached at Attachment 'E'
  - ☐ Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
  - ☐ Considered comments, but determined that no changes to the PHA Plan were necessary.
  - ☒ The PHA changed portions of the PHA Plan in response to comments  
List changes below:  
Included the sale of vacant lots to Self-Help Enterprises in the Progress Report (Attachment G).
  - ☐ Other: (list below)

## **B. Description of Election process for Residents on the PHA Board**

1. ☐ Yes ☒ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. ☐ Yes ☒ No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

### **3. Description of Resident Election Process**

#### **a. Nomination of candidates for place on the ballot: (select all that apply)**

- ☐ Candidates were nominated by resident and assisted family organizations
- ☐ Candidates could be nominated by any adult recipient of PHA assistance
- ☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot
- ☐ Other: (describe)

#### **b. Eligible candidates: (select one)**

- ☐ Any recipient of PHA assistance
- ☐ Any head of household receiving PHA assistance
- ☐ Any adult recipient of PHA assistance
- ☐ Any adult member of a resident or assisted family organization
- ☐ Other (list)

#### **c. Eligible voters: (select all that apply)**

- ☐ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- ☐ Representatives of all PHA resident and assisted family organizations
- ☐ Other (list)

## **C. Statement of Consistency with the Consolidated Plan**

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

### **1. Consolidated Plan jurisdiction: (provide name here)**

City of Bakersfield  
County of Kern

1. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- ☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
  - ☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
  - ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
  - ☒ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
    - Issuing more Section 8 vouchers; CapitalFund; Bakersfield, Delano and Greenfield mixed-finance developments; working with other Agencies and developers to promote development
  - ☐ Other: (list below)
4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
- City of Ridgecrest funding for housing
  - City of Bakersfield funding for housing

#### **D. Other Information Required by HUD**

Use this section to provide any additional information requested by HUD.

## **Attachments**

Use this section to provide any additional attachments referenced in the Plans.

Attachment 'A'

**Admissions Policy for  
Deconcentration**

### **3-4 DECONCENTRATION OF POVERTY AND INCOME MIXING IN PUBLIC HOUSING**

Under the Quality Housing and Work Responsibility Act of 1998, HACK is required to administer all housing programs in a manner that promotes the purpose and intent of the initiative. A provision of this Act requires HACK to facilitate mixed income communities and decrease concentrations of poverty in public housing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, we will skip families on the waiting list to reach other families with lower or higher income. We will accomplish this in a uniform and non-discriminatory manner.

HACK will affirmatively market our housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.

Prior to the beginning of each fiscal year, we will analyze the income levels of families residing in each of our developments, and the income levels of the families on the waiting list. Based on this analysis, we will determine the level of marketing strategies and deconcentration incentives to implement.

#### **3-4(A)**

To the extent necessary to obtain a mix of incomes at each development, HACK has the option to skip over families on the waiting list who do not wish to live at the site where most incomes are either significantly higher or significantly lower than that of the family. This will be accomplished in a uniform and non-discriminating manner.

#### **3-4(B)**

When necessary to accomplish the deconcentration of poverty and income mixing objectives, HACK may offer one or more incentives to eligible applicant families having higher incomes to occupy a dwelling unit in developments predominantly occupied by families having lower incomes, and provide for occupancy of eligible families having lower incomes in developments predominantly occupied by families with higher incomes.

#### **3-4(C)**

Incentives will always be provided in a consistent and non-discriminating manner.

#### **3-4 (D)**

An applicant-family has the sole discretion in determining whether to accept the incentive(s) offered. HACK may not take any adverse action toward any eligible family for choosing not to accept an incentive and/or unit as described above. In any instance where an applicant rejects the incentive or accompanying unit, the applicant shall retain his/her position on the waiting list and be offered the next available, suitable unit.



Attachment 'B'

**FY 2006 Capital Fund Program  
Annual Statement**

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part I: Summary</b>					
<b>PHA Name:</b> Housing Authority of the County of Kern		<b>Grant Type and Number</b> Capital Fund Program Grant No: CA16P008501-06 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> 2006
<input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no:     )</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
Lin e No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	240,000.00			
3	1408 Management Improvements	179,970.00			
4	1410 Administration	179,970.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	190,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	434,248.00			
11	1465.1 Dwelling Equipment— Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	2,500.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	2,500.00			
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	9000 Debit Services	570,000.00			

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part I: Summary</b>					
<b>PHA Name:</b> Housing Authority of the County of Kern		<b>Grant Type and Number</b> Capital Fund Program Grant No: CA16P008501-06 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> 2006
<input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no:     )</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
22	Amount of Annual Grant: (sum of lines 2–20)	1,799,188.00			
23	Amount of line 21 Related to LBP Activities	2,500.00			
24	Amount of line 21 Related to Section 504 compliance	201,200.00			
25	Amount of line 21 Related to Security– Soft Costs				
26	Amount of Line 21 Related to Security– Hard Costs				
27	Amount of line 21 Related to Energy Conservation Measures	85,000.00			

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

### Part II: Supporting Pages

PHA Name: Housing Authority of the County of Kern		Grant Type and Number Capital Fund Program Grant No: CA16P008501-06 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
1. PHA Wide	Operations	1406		240,000.00				
2. PHA Wide	Management Improvement	1408						
	a) Job Training – Sec 3		8	85,205.00				
	b) LIPH – Training		20	7,000.00				
	c) Resident Initiatives			8,000.00				
	d) Computer software			2,500.00				
	e) Technical Support			77,265.00				
	Sub-total			<b>179,970.00</b>				
3. PHA Wide	Administration	1410	7	179,970.00				
4. a) PHA Wide	Fee's Cost	1430.01		88,420.00				
b) PHA Wide	Inspection Cost	1430.07	2	101,580.00				
5.) CAL 8-03, Valle Vista	R/R Heaters/Windows & Facade	1460	20	100,000.00				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

[illegible]

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

### Part II: Supporting Pages

PHA Name: Housing Authority of the County of Kern		Grant Type and Number Capital Fund Program Grant No: CA16P008501-06 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
13.) CFFP	Capital Fund Finance Program	1501		185,000.00				
Cal 8-5, Little Village	Modernization	1460	12					
	Site Improvements	1450	12					
Cal 8-01, Rio Vista	Capital Fund Finance Program	1501		150,000.00				
	Modernization	1460	58					
	Site Improvements	1450	58					
Cal 8-6A, Oro Vista	Capital Fund Finance Program	1501		175,000.00				
	R/R Windows, Color coat building Change Ext. Facade/Roofs	1460	91					
	<b>Capital Fund Finance Program</b>	1501		60,000.00				
Cal 8-14 - Plaza Towers	R/R Fire Alarm System & R/R Waste, Drain & Vent Pipes	1460	1					
Cal 8-15, Plaza Towers Annex	R/R Fire Alarm System	1460	1					

**Annual Statement/Performance and Evaluation Report****Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part III: Implementation Schedule**

PHA Name: Housing Authority of the County of Kern		Grant Type and Number Capital Fund Program No: CA16P008501-06 Replacement Housing Factor No:					Federal FY of Grant: 2006
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1. PHA Wide - Operation	9/30/08			9/30/09			
2. PHA Wide- M.I.							
a) Job Training-Sec 3	9/30/08			9/30/09			
b) LIPH-Training	9/30/08			9/30/09			
c) Resident Initiatives	9/30/08			9/30/09			
d) Computer Service	9/30/08			9/30/09			
e) Technical Support	9/30/08			9/30/09			
3. PHA Wide-Admin.	9/30/08			9/30/09			
4. PHA Wide							
a) Fee's & Cost	9/30/08			9/30/09			
b) Inspection Cost	9/30/08			9/30/09			
5. CAL 8-3, R/R Windows & Facade	9/30/08			9/30/09			

**Annual Statement/Performance and Evaluation Report****Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part III: Implementation Schedule**

PHA Name: Housing Authority of the County of Kern		Grant Type and Number Capital Fund Program No: CA16P008501-06 Replacement Housing Factor No:					Federal FY of Grant: 2006
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
6. CAL 8-4, Redesign Roofs	9/30/08			9/30/09			
7. Cal 8-6A – ADA Remodel	9/30/08			9/30/09			
8. Cal 8-14 – R/R Pipes	9/30/08			9/30/09			
9. Cal 8-20 – Homer Harrison Homes	9/30/08			9/30/09			
10. PHA Wide – Non-Dwelling Equip.	9/30/08			9/30/09			
11. PHA Wide-Relocation	9/30/08			9/30/09			
12. PHA Wide- Contingency	9/30/08			9/30/09			

**Annual Statement/Performance and Evaluation Report****Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part III: Implementation Schedule**

PHA Name: Housing Authority of the County of Kern		Grant Type and Number Capital Fund Program No: CA16P008501-06 Replacement Housing Factor No:					Federal FY of Grant: 2006
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<i>13. Capital Fund Finance Program</i>	<i>9/30/08</i>			<i>9/30/09</i>			
<i>Cal 8-5, Little Village</i>							
<i>Cal 8-1, Rio Vista</i>							
<i>Cal 8-6A, Oro Vista</i>							
<i>CAL 8-14, P. Towers</i>							
<i>Cal 8-15. P.T. Annex</i>							

Attachment 'C'

**Hack Management  
Organizational Chart**

Project Name: Neuro-Feedback  
 Forward Flashes  
Joseph T. G. L.



Attachment 'D'

**FY 2006 Capital Fund Program  
5-Year Action Plan**

# Capital Fund Program Five-Year Action Plan

## Part I: Summary

PHA Name: Housing Authority of the County of Kern				<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 3 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 4 FFY Grant: 2009 PHA FY: 2009	Work Statement for Year 5 FFY Grant: 2010 PHA FY: 2010
	Annual Statement				
PHA Wide - M.I.		175,000	175,000	175,000	175,000
PHA Wide – Admin		175,000	175,000	175,000	270,650
PHA Wide – Fees/Costs		200,000	200,000	200,000	200,000
8-03, Valle Vista		225,000	250,000	225,000	250,000
8-04, Monte Vista		220,000	220,000	220,000	220,000
8-07, Terra Vista		130,000	150,000	100,000	100,000
8-14, Plaza Towers		350,000	395,000	295,000.00	250,000
CAL 8-18, Parkview		175,000	200,000	200,000.00	200,000
		<b>Capital Fund Finance Program</b>			
8-01, Rio Vista		150,000	150,000	150,000	150,000
8-05, Little Village		185,000	185,000	185,000	185,000
8-6A, Oro Vista		175,000	175,000	175,000	175,000
8-14, P. Towers		50,000	50,000	50,000	55,000
8-14, P. Towers		7,500	7,500	7,500	7,500
8-15, P. T. Annex		2,500	2,500	2,500	2,500

**Capital Fund Program Five-Year Action Plan**  
**Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year: <u>2007</u> FFY Grant: 2007 PHA FY: 2007			Activities for Year: <u>2008</u> FFY Grant: 2008 PHA FY: 2008		
	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
<b>See</b>	PHA Wide	Management Improvements	175,000.00	PHA Wide	<i>Management Improvements</i>	175,000.00
<b>Annual</b>						
<b>Statement</b>	PHA Wide	Administration	175,000.00	PHA Wide	Administration	175,000.00
	PHA Wide	Fees & Cost	200,000.00	PHA Wide	Fees & Cost	200,000.00
	8-03, Valle Vista	Security Fencing & Lighting	5,000.00	8-03, Valle Vista	Security Fencing & Lighting	5,000.00
		R/R Windows, Ext. Facade & Heaters	220,000.00		R/R Windows, Ext. Facade &	245,000.00
					Heaters	
	8-04, Monte Vista	R/R Roofs-Redesign – Rehab Interior/Exterior	220,000.00	8-04, Monte Vista	R/R Roofs-Redesign – Rehab Interior/Exterior	220,000.00
	8-07, Terra Vista	R/R Parking areas, sidewalk & Heaters	130,000.00	8-07 Terra Vista	R/R sidewalk & Heaters	150,000.00
	8-14, Plaza Towers	Modernization & Paint Exterior	250,000.00	8-14, Plaza Towers	Modernization & Paint Exterior	295,000.00
	8-18, Parkview	Color Coat Building & roofs	150,000.00	8-18, Parkview	Color Coat Building & roofs	175,000.00
		Site Improvements	25,000.00		Site Improvements	25,000.00
		<i>Capital Fund Finance Program</i>				
	<i>8-01, Rio Vista</i>	<i>Modernization – Debt Svcs</i>	<i>150,000.00</i>	<i>8-01, Rio Vista</i>	<i>Modernization – Debt Svcs</i>	<i>150,000.00</i>
	<i>8-5. Little Village Annex</i>	<i>Modernization, LBP Abatement – Debt Svcs</i>	<i>185,000.00</i>	<i>8-5. Little Village Annex</i>	<i>Modernization, LBP Abatement – Debt Svcs</i>	<i>185,000.00</i>
	<i>8-6A.Oro Vista</i>	<i>R/R Windows, Color coat building Change Ext. Facade/Roofs – Debt Svcs</i>	<i>175,000.00</i>	<i>8-6A. Oro Vista</i>	<i>R/R Windows, color coat building Change Ext.Facade/Roofs–Debt Svcs</i>	<i>175,000.00</i>
	<i>Cal 8-14, Plaza Towers</i>	<i>R/R Fire Alarm System &amp; R/R Waste, Drain &amp; Vent Pipes</i>	<i>57,500.00</i>	<i>Cal 8-14, Plaza Towers</i>	<i>R/R Fire Alarm System &amp; R/R Waste, Drain &amp; Vent Pipes</i>	<i>57,500.00</i>
	<i>Cal 8-15, P. Towers Annex</i>	<i>R/R Fire Alarm System</i>	<i>2,500.00</i>	<i>Cal 8-15, P. Towers Annex</i>	<i>R/R Fire Alarm System</i>	<i>2,500.00</i>
		<b>Total CFP Estimated Cost</b>	<b>\$2,327,500.00</b>			<b>\$2,450,000.00</b>

**Comments from HACK's  
Resident Advisory Board Committee  
Regarding HACK's Y2006 Agency Plan**

**Comments Received From the Resident Advisory Board Regarding  
the Housing Authority of the County of Kern's (HACK's)  
Draft Y2006 Agency Plan**

Comment: A. The Agency's progress report should note the sale of property to Self-Help Enterprises.

**Response:** A. *HACK is pleased to include the sale of 21 lots in Delano to Self-Help Enterprises at below market rate, therefore subsidizing the cost of the units to ensure affordability.*

Comment: B. Residents are concerned about security. However, this appears to be a growing concern in the area, not for just HACK residents. HACK should consider a private agency patrol as a weekend supplement.

**Response:** B. *HACK recognizes that changes within the community, particularly a growth in population, have resulted in increasing concerns about personal safety. HACK continues to address the security of the developments and personal safety through a variety of venues. While the ability to provide additional security and investigative staff is impeded by lack of funding, HACK Investigators have recently expanded the frequency of patrols within the developments, including more evening and nighttime patrols. A new utility worker has been hired for Plaza Towers and is now available evenings and weekends. Additional security cameras have been installed in some developments. Educational information on personal safety is also being included in the new quarterly resident newsletter.*

Comment: C. The elevator in the Plaza Towers Annex needs to be replaced.

**Response:** C. *HACK has recently upgraded the elevators at Plaza Towers; the annex is a much newer structure and recent maintenance surveys do not indicate a need for replacement or upgrade at this time. However, a new vendor is now servicing the elevators and it is anticipated that this will significantly improve the performance of the equipment.*

Comment: D. HACK needs to escalate the development of senior housing in preparation for the baby boomers.

**Response:** D. *HACK recognizes the need to increase local housing opportunities for seniors. We are currently securing funding for a 60-unit senior complex to be constructed next to HACK's administrative office and the Park Place senior complex. We are also working with the City of Ridgecrest to facilitate the development of a multifamily complex with some one-bedroom units for seniors. As future development opportunities arise HACK will configure any new projects to accommodate community needs.*

**Comment:** E. HACK needs to provide more public education for non-residents on the need for public housing.

**Response:** E. *HACK works with government officials and local taskforces in planning and policy development designed to encourage the construction of affordable housing. We also work with the media and local advocacy groups to educate the general public on the need for affordable housing.*

**Comment:** F. Housing Managers need to highlight homeownership options for tenants.

**Response:** F. *HACK has recently hired a part time person to promote the Family Self-Sufficiency program to both public housing and Section 8 tenants. HACK's five-year plan includes expanding the homeownership program to include additional families.*

**Comment:** G. The pet policy needs more consistent enforcement. Reprimands and follow up by the Housing Manager are important when there is non-compliance.

**Response:** G. *Federal regulations require that pets be allowed in public housing developments. HACK's pet policy was developed to protect the rights of both pet owners and non-pet owners and to encourage them to reside in harmony. HACK provides monthly training for Housing Managers to ensure consistency in the application of all policies, including the pet policy. As with any issue of tenant non-compliance, there are specific steps to be taken by the Housing Manager to encourage compliance.*

**Comment:** H. The progress of the Agency over time is very impressive.

**Response:** H. *HACK is encouraged that the Resident Advisory Board*

*members and tenants recognize the progress HACK continues to make towards fulfilling both tenant and community needs and is supportive of the Agency's efforts.*

**Comments Received on  
HACK's Draft Agency Plan  
with Responses to Each**

**Comments from Non-Residents**

## **COMMENTS RECEIVED ON HACK'S DRAFT Y2006 AGENCY PLAN WITH RESPONSES TO EACH**

### **I. Comments received from Mr. Alan J. Peake, attorney with Wall, Wall, & Peake, received in a letter dated:**

Mr. Peake stated that the agency annual plan was reviewed and goals established appear appropriate.

#### ***Response:***

HACK appreciates Mr. Peake's review and concurrence that the plan is appropriate for the agency.

### **II. Comments received from William L. Bopf, Economic Development Manager for the City of Delano:**

Mr. Bopf complimented HACK for the continuation of an ambitious and commendable record of achievement. He expressed that successful implementation of the Community Service Policy will add to the quality of life for participants and the community. .

#### ***Response:***

HACK appreciates the support of local agencies, particularly those with similar community interests. HACK seeks to work collaboratively with other community partners in solving local housing problems and providing opportunities for employment and resident self sufficiency.

### **III. Comments received from Diane Koditek, Director of the Kern County Mental Health Department:**

Ms. Koditek stated she endorses HACK's efforts to develop new affordable housing units and to obtain additional rent subsidies for low-income persons, hopefully including the HUD Mainstream Section 8 Program for Persons with Disabilities. She encourages the Agency to continue to apply for HUD's annual Shelter Plus Care assistance for homeless persons with disabilities and to consider applying for project-based Shelter Plus Care assistance this year as well. She noted the Agency has been a leader in developing collaborative housing programs for special populations and looks forward to continued collaboration in developing affordable housing opportunities for mental health consumers and their families.

#### ***Response:***

The Housing Authority appreciates the support of local agencies, particularly those serving similar clientele. Agency goals include applying for additional rental vouchers including those targeted for families with disabilities, if they become available from HUD, and

utilizing project-based vouchers to provide housing for additional low-income families. HACK values our community partners and will continue to work collaboratively to develop affordable housing programs that meet the needs of the community.

**IV. Comments received from Pat Cheadle, Assistant Director of the Kern County Department of Human Services:**

Mrs. Cheadle noted that her department's customers benefit from the construction of new affordable housing and modernization of existing housing sites throughout the County and that HACK serves common customers through a variety of programs. She praised the Agency for the commitment to quality and affordable housing programs for shared customers.

***Response:***

HACK appreciates the support of local agencies, particularly those with similar customers and community interests. Working together benefits our common customers and the community. The Building Blocks program, providing transitional housing for emancipated foster youth, and data sharing are specific examples of how our collaborative efforts have benefited our shared clientele and we look forward to our continued collaboration with the Department.

JOHN S. WALL  
LARRY F. PEAKE  
ALAN J. PEAKE

WALL, WALL & PEAKE  
A PROFESSIONAL CORPORATION  
1601 "F" STREET  
BAKERSFIELD, CALIFORNIA 93301

TELEPHONE (805) 327-846  
FAX (805) 327-8550

February 6, 2006

Stephen M. Pelz  
Executive Director  
Housing Authority  
of the County of Kern  
601 24<sup>th</sup> St.  
Bakersfield, CA 93301

Re: Agency Plan for 2006

Dear Stephen:

Thank you for forwarding to me the above-referenced Plan.

I have reviewed the Plan and the revisions contained therein and it appears that the goals established by the Housing Authority are appropriate.

Very truly yours,

  
ALAN J. PEAKE

AJP:sr

C:\file\black\mfr\pelz.000

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CITY HALL  
1015 ELEVENTH AVENUE  
POST OFFICE BOX 3010

DELANO, CALIFORNIA 93216-3010

(661) 721-2300

(661) 721-3317 TDD

(661) 721-3312 Fax (City Manager)

(661) 721-3314 Fax (Finance)

www.delano-ca.org

**COUNCIL MEMBERS**

Ruben Hill  
MAYOR

Pedro A. Hios  
MAYOR PRO TEM

Sam Ramirez

Grace Vallejo

Leonard Velasco

**CITY MANAGER**

Abdel L. Salim

February 16, 2006

Mr. Stephen M. Plez,  
Executive Director  
The Housing Authority of the County of Kern  
610-24<sup>th</sup> Street  
Bakersfield, CA 93301

Dear Mr. Plez:

On behalf of the City of Delano Community Development Department I have reviewed the draft of the Housing Authority of the County of Kern's Agency Plan for 2006. I have no revisions to suggest and compliment you on the continuation of an ambitious and commendable record of achievement. I am particularly impressed with your tenant Community Service Policy. The successful implementation of that policy certainly adds to the quality of life for all participants and their community.

Best wishes for the successful achievement of your 2006 plan

Sincerely,

William L. Bopf  
Economic Development Manager  
City of Delano, CA

Seal & City Clerk	City Manager	Human Resources	Finance/ Admin	Finance Mgmt	Police	CC	Env. Dev. Planning	Guiding Dept.	Engineering Dept.	Recreation Parks	Public Works	Airport	Waste Recycling Plant	Transfer
721-3303	721-2300	721-3305	721-3310	721-3315	721-3327	721-3320	721-3340	721-3360	721-3300	721-3335	721-3310	721-3338	721-3362	721-3332

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**COUNTY OF KERN  
MENTAL HEALTH DEPARTMENT**

Diane G. Koditek, M.F.T., Director



February 23, 2006

Stephen M. Pelz, Executive Director  
Housing Authority of the County of Kern  
601 - 24<sup>th</sup> Street  
Bakersfield, CA 93301

RE: HACK 2006 Agency Plan Comments

Dear Mr. Pelz:

Thank you for the opportunity to review and comment upon the Housing Authority's *Agency Plan for 2006*.

Kern County Mental Health strongly endorses your efforts to develop new affordable housing units and to obtain additional rental subsidies for low-income persons. Kern County is experiencing a severe, ongoing affordable housing shortage, and we are most concerned about the issues of housing affordability, supply and access for mental health consumers and their families, many of whom are low to very low-income.

In this regard, we support your plan to apply for additional tenant-based rental assistance, and hope this will include the HUD Mainstream Section 8 Program for Persons with Disabilities. We also encourage you to continue to apply for annual HUD Shelter Plus Care assistance for homeless persons with disabilities. We note that the Section 8 waiting list has been closed for more than a year, and that there are currently about 5,000 families on the list.

The Housing Authority has been the leader in developing collaborative housing programs for special populations, including homeless persons, transition age youth, and persons with mental and other disabilities. Presently, the Transition Age Youth (TAY) Committee is researching new housing projects for youth with mental disabilities who are leaving the foster care system. This is a multi-agency committee that meets here on the first Wednesday of each month, at 11:00 a.m., following the Housing Committee. We would welcome your participation on the TAY Committee.

Your commitment to developing affordable housing options in outlying areas for persons with disabilities is also welcomed. We are planning to conduct a countywide consumer housing assessment later this year that will provide useful information on the housing needs in rural areas, and will continue to coordinate with you in this project.



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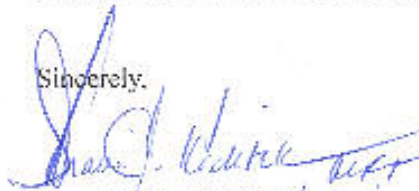
3300 Truxtun Avenue • P.O. Box 1000 • Bakersfield, CA 93302  
Voice: (661) 868-6600 • FAX: (661) 868-6666 • TTY Relay: 1-800-735-2929

Presently, we are especially interested in the 2006 HUD Shelter Plus Care Program for disabled homeless persons and completion of the Green Gardens expansion project. Because of problems finding landlords willing to accept Section 8 vouchers, associated with the low vacancy rates in the housing market, we encourage you to consider applying for project-based (as opposed to tenant-based) S-C assistance this year. Your support of Golden Empire Affordable Housing in finding ways to complete the 24 1-bedroom units at Green Gardens is also critical at this time.

The Housing Authority's long-time participation and leadership on the Behavioral Health Board Housing Committee and the Kern County Homeless Collaborative is greatly appreciated. Your involvement in helping us define and implement the housing components of Kern County's *Community Services and Supports Plan* for use of the new state Mental Health Services Act (MHSA) allocations has been especially helpful. This includes our plans for a countywide housing assessment and development of a housing trust fund under a local non-profit agency.

We look forward to continued collaboration with the Housing Authority in developing affordable housing opportunities for mental health consumers and their families

Sincerely,

A handwritten signature in blue ink, appearing to read "Diane G. Koditek", with a stylized flourish at the end.

Diane G. Koditek, MFT  
Director



Beverly Beasley Johnson, JD  
Director

February 21, 2006

Stephon M. Pelz, Executive Director  
The Housing Authority of the County of Kern  
601 24<sup>th</sup> Street  
Bakersfield, California 93301

Dear Mr. Pelz:

Thank you for the opportunity to review and comment on the Housing Authority Agency Plan for 2006. The Plan includes information on a multitude of proposed and "in-the-works" projects and improvements county-wide.

Of interest to our department is new construction of affordable housing in several areas of Bakersfield and also Ridgecrest, more senior housing in central Bakersfield, and modernizing existing housing sites county-wide. Our customers benefit from these projects.

In addition, HACK continues to serve our common customers through their Family Self Sufficiency (FSS) program, Section 8 vouchers for renters and the homeless, home ownership program (HOPE), and Building Blocks for foster youth.

I have no suggestions to make for HACK to improve their plan, only praise for their commitment to quality and affordable housing programs for our shared customers.

Respectfully,

Pat Cheadle  
Assistant Director

cc: Beverly Johnson

Tel 661.631.6550 Fax 661.631.6631 TTY 800.735.2929  
100 E. California Avenue P.O. Box 511 Bakersfield, CA 93302 [www.KCDHS.org](http://www.KCDHS.org)

*Kern County Department of Human Services is an equal opportunity employer.*

Attachment 'G'

## **Statement of Progress**

# Housing Authority of the County of Kern

601 24<sup>th</sup> Street, Bakersfield, CA 93301

Phone: (661) 631-8500

## **YEAR 2006 AGENCY PLAN - STATEMENT OF PROGRESS**

The purpose of this document is to report progress on the goals of the fiveyear plan, as submitted to the U.S. Department of Housing and Urban Development (HUD) in year 2005.

### **Goal: Expand the supply of assisted housing in Kern County**

During the first year of the five-year period, the Housing Authority of the County of Kern (HACK) obtained additional Section 8 Vouchers, targeted for families with disabilities, for a total of 3,477 vouchers (3,282 regular vouchers, 105 Shelter Plus Care (SPC) vouchers, & 90 SRO/SPC). HUD is not issuing additional vouchers at this time. HACK completed and leased 20 public housing units (and a community center) in Delano (Maganda Park) and, adjacent to that site, will complete construction on an additional 35 units and a dental clinic in 2006 (Casa del Valle). The Agency will break ground on 35 additional units in Greenfield (south Bakersfield) this spring funded through bonds, farm worker grants, and replacement housing factor (RHF) funds. Staff is working with the City of Bakersfield to develop a 1.82 acre site next to the Central Office complex into a 60-unit senior housing development and with the City of Ridgecrest to facilitate development of affordable housing for families and seniors in Eastern Kern County. HACK has completed construction and leased 23 additional family housing units at the Ruben Blunt Village development in Lamont. HACK recently sold 21 vacant to SelfHelp Enterprises at below market rate, thereby subsidizing the cost of the units to ensure affordability and increase homeownership opportunities in the Delano community.

### **Goal: Improve the quality of assisted housing**

Management of assisted housing units improved, as evidenced by the low vacancy rate (below 3%) in the LIPH Program. HACK received a score of 85% on the new Public Housing Assessment System (PHAS) rating for the year 2005. Though the PHAS is controversial, it is an extremely rigorous evaluation of the Authority's operation and has assisted HACK in a steady improvement in project management. In addition, renovation and modernization projects have been completed in Delano at Rancho Algodon and International Village and in Bakersfield at Rio Vista, Little Village, Building Blocks (re-roofing), and Terra Vista. We continue to increase our inventory of single-family residences, units that are in high demand by our clientele. We continue to partner with other agencies to assist them in obtaining funding for and maintaining affordable housing and are partnering with the City of Bakersfield and the County of Kern to develop an overall affordable housing plan for the community and to ensure the quality of that housing. We have upgraded the computer software for our housing inspection program to ensure that properties assisted under the Section 8 program meet the housing quality standards and that inspections are conducted timely.

**Goal: Increase assisted housing choices**

Section 8 voucher users were routinely given mobility counseling at initial briefings and reexaminations. Voucher payment standards were also increased to 110% of the FMR for two bedroom units as an adjustment for market conditions. Staff regularly work one-on-one with landlords and attend meetings of the Apartment Owners Association to reach more potential voucher landlords. Staff also participated in a statewide housing conference and workshops to access another forum to address landlord concerns about the Section 8 program operations and to recruit additional owners into the program. HACK continues to increase the number of active Section 8 landlord participants, despite the unfavorable housing market for Section 8 tenants. Project-based Section 8 has been utilized at two developments to provide transitional housing for homeless families and Emancipated Foster Youth. We continue to pursue project-based Section 8 vouchers to provide additional housing choices for special populations and have partnered with several local agencies to increase the housing choices available to the disabled (mentally and physically) population. HACK is working closely with the County of Kern and other interested agencies to provide viable housing in the Lost Hills area.

**Goal: Improve community quality of life and economic vitality**

Lower income families were assured access to higher income developments (to the extent possible within geographic areas) by HACK's use of one combined LIPH waiting list. Various improvements were made to housing security, including implementation of patrols (with night patrols at certain developments), improved lighting, and strategic use of fencing. Neighborhood Watch groups are active at all LIPH developments. HACK has partnered with the City of Bakersfield to establish a satellite law enforcement office at one LIPH site. The Authority is seeking to sell for commercial development a 2.7-acre parcel adjacent to one LIPH development to provide for additional services, conveniences, and potential jobs for residents.

**Goal: Promote self-sufficiency and asset development of families and individuals**

Additional childcare centers in Arvin and Delano are now operating. The percentage of employed individuals in LIPH housing is being monitored closely and a total of 49 participants have graduated from the Family Self-Sufficiency Program. Memorandums of Understanding were developed with several local entities to provide supportive services for the mentally disabled Section 8 participants. Staff is operating programs to assist in attaining and maintaining home ownership for both Section 8 and LIPH tenants.

**Goal: Ensure Equal Opportunity and affirmatively further fair housing**

The Housing Authority manages and markets its programs in ways that ensure access to individuals and families on an equal basis. Special programs exist for special populations, including the disabled. Outreach to property owners has encouraged equal opportunity and emphasized non discrimination. A Section 504 assessment was completed to identify potential problem areas and solutions identified to assure equal access. Some housing units and offices have been constructed or remodeled to provide better accessibility for residents and processing of requests for unit

modifications has been streamlined. Staff has participated in diversity and affirmative action trainings.

**Goal: Achieve and sustain a utilization rate of 97% in the Section 8 Program**

Market conditions in Kern County (a tight rental market) continue to adversely affect our utilization rate. The Section 8 program has been able to maintain a lease up rate above 97% for the past year; however, participants are finding it increasingly difficult to find qualifying units. Utilization is being monitored continuously and program adjustments made as needed. Our goal continues to be 97% utilization, and we are maintaining this level despite the limited rental market.

**Goal: Maintain a delinquent annual reexamination rate of less than 1% in the Housing Choice Voucher Program**

The Section 8 Program has been experiencing serious staffing shortages during the past year. However, the rate of delinquent annual reexaminations continues to be less than 1%. Staff is working diligently to assure reporting to HUD remains current.

**Goal: Convert to project-based financial accounting systems for all public housing developments**

HACK has established a work group to facilitate the conversion to project-based accounting. The group is working to identify relevant factors and to assess staff training needs. It is anticipated that this project will be completed well in advance of HUD's requirements.

**Goal: Maintain a utilization rate of 98% for all tax credit developments**

HACK is currently managing three tax credit developments, one 80-unit senior apartment complex and two developments consisting of single-family residences (46 units and 20 units). These developments are highly desirable and staff continues to reduce the number of days units are vacant. To date there has been no difficulty in maintaining a vacancy rate of <2%.

Attachment 'H'

**Project-Based Section 8**

**HOUSING AUTHORITY OF  
THE COUNTY OF KERN**  
601 24<sup>th</sup> Street, Bakersfield, CA 93301  
Phone: (661) 631-8500

**PROJECT-BASED SECTION 8**

During the FY 2006/2007, the Housing Authority of the County of Kern (HACK) intends to continue utilizing Project-Based Section 8 vouchers at the following developments:

Plymouth Street Transitional Housing Program - 8 units  
Building Blocks Transitional Housing Program - 14 units

These are existing programs that serve the homeless. Section 8 assistance is needed as the supply of housing for this population through the tenant based program is very limited, or nonexistent.

During the FY 2006/2007, HACK also intends to publish a Request for Proposal offering service providers / owners the opportunity to utilize project-based Section 8 vouchers in certain areas of the county where there is little available for tenant-based vouchers and in certain strategic locations where housing is needed for special populations (eg: mentally ill, seniors, emancipated foster youth with special needs). Such locations may include Bakersfield and Ridgecrest, or other locations throughout the county. Project basing the assistance in these areas will guarantee the availability of units for a period of ten years.

HACK anticipates utilizing the 22 existing units of Project-Based Section 8 and assigning additional units (about 65) not to exceed 20% of the total number of Section 8 vouchers administered by HACK during the year. The combined number (maximum of 87) will be well within 20% of the total number of Section 8 certificates/vouchers administered by HACK. HACK currently administers approximately 3,477 (3,282 Voucher, 90 SRO/SPC, & 105 SPC) Section 8 vouchers.

**Section 8 Homeownership Capacity Statement**

**HOUSING AUTHORITY OF  
THE COUNTY OF KERN**  
601 24<sup>th</sup> Street, Bakersfield, CA 93301  
Phone: (661) 631-8500

**SECTION 8 HOMEOWNERSHIP CAPACITY STATEMENT**

As provided in the Final Rule for Section 8 Homeownership Programs at CRF 982.625, the Housing Authority of the County of Kern (HACK) demonstrates its capacity to administer the program by satisfying the following criterium:

The HACK Section 8 Homeownership Program guidelines, contained in the Section 8 Administrative Plan, require a minimum investment of at least three percent (3%) of the purchase price, and requires that at least 1% of the purchase price must come from the family's resources.

Attachment JJ

**List of HACKs  
Resident Commissioners**

**HOUSING AUTHORITY OF  
THE COUNTY OF KERN**

601 24<sup>th</sup> Street, Bakersfield, CA 93301

Phone: (661) 631-8500

**YEAR 2004 AGENCY PLAN - LIST OF RESIDENT COMMISSIONERS**

<u>Name</u>	<u>Term</u>	<u>Development of Residency</u>
Brenda Callahan	2/10/05 - 2/10/07	Adelante Vista
JoAnne Teague*	02/01/05 - 2/10/07	Plaza Towers

Tenant Commissioners are appointed by the Board of Supervisors for the County of Kern.

\*Senior Citizen

**Definitions of [Substantial Deviation]  
and  
[Significant Amendment or Modification]**

**DEFINITIONS OF [SUBSTANTIAL DEVIATION] &  
[SIGNIFICANT AMENDMENT OR MODIFICATION]**

Whenever the Housing Authority of the County of Kern (HACK) plans or undertakes activities that represent ‘substantial deviation’ from the 5-Year Plan or require ‘significant amendment or modification’ of the 5-Year Plan, such activities must be explained in the Annual Plan.

For this purpose, [substantial deviation] and [significant amendment or modification] are defined as:

*Discretionary changes in the plans or policies of the Housing Authority that fundamentally change the mission, goals, objectives, or plans of the Agency, and which require formal approval of the Board of Commissioners.*

Attachment 'L'

**Public Notice**

**HOUSING AUTHORITY OF  
THE COUNTY OF KERN**  
601 24<sup>th</sup> Street, Bakersfield, CA 93301  
Phone: (661) 631-8500

Fax to: 661-395-7540,  
Attn: Elaine, tel: (661) 395-7243

To be published on one of the following days in '*The Bakersfield Californian*': 01/18/06, 01/19/06, 01/20/06, or, at the latest, 01/21/06. Please bill us.

**PUBLIC NOTICE**

The Housing Authority of the County of Kern has developed its Y2006 Agency Plan, in compliance with the Quality Housing & Work Responsibility Act of 1998. It is available for review at the Authority's Offices, located at: 601 24<sup>th</sup> Street, Bakersfield, California. The Authority's hours of operation are 8:00 a.m. to 5:00 p.m., Monday through Friday. In addition, a Public Hearing will be held on March 8, 2006 at the Housing Authority's Office at 3:00 p.m. The public is invited.

**NOTICIA PUBLICA**

La Autoridad de Viviendas del Condado de Kern, a desarrollado su Plan de Agencia, del 2006, en cumplimiento con el [Acto de 1998 Responsabilidades de Trabajo y Cualidad de Viviendas] Esta disponible para revisión en la Oficina de la Autoridad de Viviendas localizada en 601 24<sup>th</sup> Street, Bakersfield, California. Las horas de operación de la Autoridad de Viviendas son de 8:00 a.m. a 5:00 p.m. de Lunes a Viernes. Adicionalmente, una Audiencia Publica se llevara acabo el 8 de Marzo, 2006, en la Oficina de la Autoridad de Viviendas a las 3:00 p.m. Todos están invitados.

Contact person: Susan Gonzales, tel: (661) 631-8500, ext. 2007  
Fax: (661) 631-9500

To: Candi

From: Bakersfield Californian

01/18/85

10:47am

Page: 001

**The Bakersfield Californian**

1707 Eye Street  
Bakersfield, CA 93301

Date: 01/18/85 10:43:45AM

To: Candi  
Phone: 661-631-8500  
Fax: 661-631-9500

From: Elaine Paul  
Phone: 661-395-7243  
Fax: 661-395-7540

Customer Information  
KERN COUNTY HOUSING  
601 24TH ST  
BAKERSFIELD, CA 93301

Here is a proof of your ad. Please check the ad carefully and call with any corrections.

Notice:

**Ad Information:**

This ad will run in Classification: Legal Notices

Ad Depth in Lines: 42

Total Price: \$80.18

Ad Number: 5016636

**This Ad will run in the following paper(s)**

Newspublishing Publication

Run Dates: 01/18/85

The Bakersfield Californian

Run Dates: 01/18/85

This Fax is Magnified: 2 X

### PUBLIC NOTICE

The Housing Authority of the County of Kern has developed its Y2005 Agency Plan and Five Year Plan for 2005-2009, in compliance with the Quality Housing & Work Responsibility Act of 1998. It is available for review at the Authority's Offices, located at: 601 24<sup>th</sup> Street, Bakersfield, California. The Authority's hours of operation are 8:00 a.m. to 5:00 p.m., Monday through Friday. In addition, a Public Hearing will be held on March 9, 2005 at the Housing Authority's Office at 3:00 p.m. The public is invited.

### NOTICIA PUBLICA

La Autoridad de Viviendas del Condado de Kern, a desarrollado su Plan de Agencia del 2005 y su Plan de Agencia de Cinco Años para el 2005-2009, en cumplimiento con el 'Acto de 1998 Responsabilidades de Trabajo y Calidad de Viviendas.' Esta disponible para revision en la Oficina de la Autoridad de Viviendas localizada en 601 24<sup>th</sup> Street, Bakersfield, California. Las horas de operacion de la Autoridad de Viviendas son de 8:00 a.m. a 5:00 p.m. de Lunes a Viernes. Adicionalmente, una Audiencia Publica se llevara a cabo el 9 de Marzo, 2005, en la Oficina de la Autoridad de Viviendas a las 3:00 p.m. Todos estan invitados.

January 18, 2005 (C5016436)

Attachment 'M'

## **Pet Policy**

## Pet Policy

### 5-6 PET POLICY

#### 5-6 (A)

The dwelling lease may be amended or a separate "Pet Agreement" executed to permit keeping common household pets under the following circumstances

1. Elderly disabled families and/or non-elderly families, residing in any public housing unit may request permission to have pets, in accordance with HACK's Pet Policy, Appendix V; and will be granted such permission provided they execute the proper "Authorization for Pet Ownership" Pet Agreement." An additional pet deposit in the amount of \$150.00 will be required for each pet at the time the agreement is signed. (State Law effective 1/1/82).
2. The Pet Policy does not apply to any animals used as auxiliary aids by persons with disabilities. Assistance animals, such as, a "guide dog" properly trained for the blind or a "signal dog," are allowed in all public housing facilities with no restrictions other than those imposed on all tenants to maintain their units and common facilities in a decent, safe, and sanitary manner and to refrain from disturbing their neighbor.

#### 5-6 (B)

Residents must have written prior approval before moving a pet into their unit. Residents must request approval on the "Authorization for Pet Ownership Form" that must be fully completed before HACK will approve the request.

#### 5-6 (C)

HACK will allow only domesticated animals such as a dog, cat, bird, rodent (including a rabbit), fish or turtle in aquarium units. Common household pets do not include reptiles (except turtles). All dogs and cats must be neutered or spayed before they reach 9 months of age. A licensed veterinarian must verify this fact

1. Only one (1) pet per unit allowed.
2. Any animal deemed to be potentially harmful to the health or safety of others, including attack or fight trained dogs, will not be allowed.
3. No animal may exceed twenty (20) pounds in weight.

#### 5-6 (D)

In order to be registered, pets must be appropriately inoculated against rabies, distemper and other conditions prescribed by state and local ordinances. They must comply with all other state and local public health, animal control, and anti-cruelty laws including any licensing requirements. A certification signed by

licensed veterinarian or state or local official shall be annually filed with HACK to attest to the inoculations.

#### **5-6 (E)**

A pet deposit of \$150.00 is required at the time of registering a pet. The deposit is refundable when the pet or the family vacate the unit, less any amounts owed due to damage beyond normal wear and tear.

#### **5-6 (F)**

Any resident who owns or keeps a pet in their dwelling unit will be required to pay for any damages caused by the pet. Also, any pet-related insect infestation in the pet owner's unit will be the financial responsibility of the pet owner and HACK reserves the right to exterminate and charge to the resident.

#### **5-6(G)**

The pet and its living quarters must be maintained in a manner to prevent odors and any other unsanitary conditions in the owner's unit and surrounding areas.

Pets who make noise continuously and/or incessantly for a period of 10 minutes or intermittently for one half hour or more to the disturbance of any person at any time of day or night shall be considered a nuisance.

Repeated substantiated complaints by neighbors or HACK personnel regarding pets disturbing the peace of neighbors through noise, odor, animal waste, or other nuisance will result in the owner having to remove the pet or move him/herself.

#### **5-6 (H)**

Pets must be kept in the owner's apartment or on a leash at all times when outside (no outdoor cages may be constructed). Pets will be allowed only in designated areas on the grounds of the projects. Pet owners must clean up after their pets and are responsible for disposing of pet waste.

With the exception of assistive animals, no pets shall be allowed in the community room, community room kitchen, laundry rooms, public bathrooms, lobby, beauty shop, hallways, or office of any of HACK sites.

To accommodate residents who have medically certified allergic or phobic reactions to dogs, cats, or other pets, those pets may be barred from certain wings (or floors) in our development(s)/building(s). This shall be implemented based on demand for this service.

#### **5-6 (I)**

Pets that meet the size and type criteria outlined above may visit the projects/buildings where pets are allowed for up to two weeks without HACK approval. Tenants who have visiting pets must abide by the conditions of this policy regarding health, sanitation, nuisances, and peaceful enjoyment of others. If visiting

pets violate this policy or cause the tenant to violate the lease, the tenant will be required to remove the visiting pet.

#### **5-6 (J)**

HACK, or an appropriate community authority, shall require the removal of any pet from the project if the pet's conduct or condition is determined to be a nuisance or threat to the health or safety of other occupants of the project or of other persons in the community where the project is located

In the event of illness or death of pet owner, or in the case of an emergency which would prevent the pet owner from properly caring for the pet, HACK has permission to call the emergency care giver designated by the resident or the local Pet Law Enforcement Agency to take the pet and care for it until family or friends would claim the pet and assume responsibility for it. Any expenses incurred will be the responsibility of the pet owner.

#### **5-6 (K)**

Pets may not be left unattended in a dwelling unit for over 12 hours. If the pet is left unattended and no arrangements have been made for its care, HACK will have the right to enter the premises and take the uncared for pet to be boarded at a local animal care facility at the total expense of the resident.

Pet bedding shall not be washed in any common laundry facilities.

Residents must take appropriate actions to protect their pets from fleas and ticks.

All dogs must wear a tag bearing the resident's name and phone number and the date of the latest inoculation.

Pets cannot be kept, bred or used for any commercial purpose.

Residents owning cats shall maintain waterproof litter boxes for cat waste. Refuse from litter boxes shall not accumulate or become unsightly or unsanitary. Litter shall be disposed of in a plastic bag and placed in a trash container.

A pet owner shall physically control or confine his/her pet during the times when HACK employees, agents of the of the Housing Authority or others must enter the pet owner's apartment to conduct business, provide services, enforce lease terms, etc.

If a pet causes harm to any person, the pet's owner shall be required to permanently remove the pet from HACK's property within 24 hours of written notice from HACK. The pet owner may also be subject to termination of his/her dwelling lease.

A pet owner who violated any other conditions of this policy may be required to remove his/her pet from the development within 10 days of written notice from HACK. The pet owner may also be subject to

termination of his/her dwelling lease.

HACK's grievance procedures shall be applicable to all individual grievances or disputes arising out of violations or alleged violations of this policy.

**Capital Fund  
Performance and Evaluation Reports  
For Open Programs**

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part I: Summary**

<b>PHA Name:</b> Housing Authority of the County of Kern	<b>Grant Type and Number</b> Capital Fund Program Grant No: CA16P008501-03 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2003
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☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no: )**  
☒ **Performance and Evaluation Report for Period Ending:12/31/05** ☐ **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	164,075.00		164,075.00	155,570.18
3	1408 Management Improvements	140,840.00		140,840.00	140,507.76
4	1410 Administration	140,840.00		140,840.00	140,840.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	145,000.00		145,000.00	124,381.50
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	804,984.00		804,984.00	759,658.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	10,513.00		10,513.00	4,625.80
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	2,150.00		2,150.00	2,150.00
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	0.00		0.00	
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,408,402.00		1,408,402.00	1,327,733.24
22	Amount of line 21 Related to LBP Activities	4,000.00			
23	Amount of line 21 Related to Section 504 compliance	18,000.00			
24	Amount of line 21 Related to Security– Soft Costs				
25	Amount of Line 21 Related to Security– Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	30,000.00			

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

### Part II: Supporting Pages

PHA Name: Housing Authority of the County of Kern		Grant Type and Number Capital Fund Program Grant No: CA16P008501-03 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
1. PHA Wide	Operations	1406		164,075.00		164,075.00	155,570.18	On Going
2. PHA Wide	Management Improvement	1408						
	a) Job Training – Sec 3		10	77,241.18		77,241.18	77,241.18	Completed
	b) LIPH – Training		20	7,096.18		7,096.18	7,096.18	Completed
	c) Resident Initiatives			8,349.94		8,349.94	8,349.94	Completed
	d) Computer software			403.82	455.22	455.22	455.22	Completed
	e) Technical Support			47,748.88	47,697.48	47,697.48	47,365.24	Completed
3. PHA Wide	Administration	1410	7	140,840.00		140,840.00	140,840.00	Completed
4. a) PHA Wide	Fee's Cost	1430.01		79,265.00		79,265.00	69,134.05	On-Going
b) PHA Wide	Inspection Cost	1430.07		65,735.00		65,735.00	55,247.45	On Going
5.) CAL 8-03, Valle Vista	Modernize Prototype	1460	1	95,567.77		95,567.77	95,567.77	Completed
6.) CAL 8-05 Little Village	R/R Windows/Exterior Facade Modernization	1460	6	521,129.23	521,629.23	521,629.23	521,629.23	Completed
7.) CAL 8-6B, Little Village	R/R Windows/Exterior Facade Modernization	1460	2	0.00			0.00	Revision

**Annual Statement/Performance and Evaluation Report****Capital Fund Program and Capital Fund Program ReplacementHousing Factor (CFP/CFPRHF)****Part II: Supporting Pages**

PHA Name: Housing Authority of the County of Kern		Grant Type and Number Capital Fund Program Grant No: CA16P008501-03 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
8.) CAL 8-02, Adelante Vista	R/R Windows & Exterior Facade	1460	6	0.00			0.00	Revision
9.) CAL 8-6A, Oro Vista	Modernize Prototype	1460	1	78,787.00	78,287.00	78,287.00	78,287.00	Completed
10.) Cal 8-6A, Rio Vista	Rehab unit ADA	1460	1	110,000.00	64,174.00	64,174.00	64,174.00	Completed
11.) PHA Wide	Non-Dwelling Equipment-Office equip.	1475		10,513.00		10,513.00	4,625.80	
12.) PHA Wide	Relocation	1495		2,150.00		2,150.00	2,150.00	
13.) PHA Wide	Contingency	1502		0.00			0.00	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHA Name: Housing Authority of the County of Kern	Grant Type and Number Capital Fund Program No: CA16P008501-03 Replacement Housing Factor No:	Federal FY of Grant: 2003
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1. PHA Wide - Operation	9/16/07		12/03	09/16/07			
2. PHA Wide- M.I.							
a) Job Training-Sec 3	9/16/05		12/03	09/16/07		06/04	
b) LIPH-Training	9/16/05		12/03	09/16/07		09/04	
c) Resident Initiatives	9/16/05		12/03	09/16/07		09/04	
d) Computer Service	9/16/05		12/03	09/16/07		03/05	
e) Technical Support	9/16/05		12/03	09/16/07			
3. PHA Wide-Admin.	9/16/05		12/03	09/16/07		12/04	
4. PHA Wide							
a) Fee's & Cost	9/16/05		12/03	09/16/07			
b) Inspection Cost	9/16/05		12/03	09/16/07			
5. CAL 8-3, Valle Vista	9/16/05		3/04	09/16/07		12/04	
6. CAL 8-5, Modernize	9/16/05		12/04	09/16/07		03/05	
7. CAL 8-6B, Modernize	9/16/05		12/03	09/16/07		12/03	
8. CAL 8-2, R/R Windows/Exterior	09/16/05		12/03	09/16/07		12/03	
9. CAL 8-6A, Color Coat Change Ext. Facade	09/16/05		12/03	09/16/07		12/04	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHA Name: Housing Authority of the County of Kern		<b>Grant Type and Number</b> Capital Fund Program No: CA16P008501-03 Replacement Housing Factor No:					<b>Federal FY of Grant:</b> 2003
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
10. Cal 8-01, Rehab Unit - ADA	09/16/05		9/16/05	09/16/07		9/05	
11. PHA Wide – Non-Dwelling Equip.	09/16/05		12/03	09/16/07			
12. PHA Wide-Relocation	09/16/05		12/03	09/16/07		12/04	
13. Contingency	09/16/05		12/03	09/16/07		12/03	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part I: Summary**

<b>PHA Name:</b> Housing Authority of the County of Kern	<b>Grant Type and Number</b> Capital Fund Program Grant No: CA16P008501-04 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2004
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☐ Original Annual Statement
 ☐ Reserve for Disasters/ Emergencies
 ☐ Revised Annual Statement (revision no: )
 ☒ Performance and Evaluation Report for Period Ending:12/31/05
 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	300,000.00		300,000.00	279,700.90
3	1408 Management Improvements	180,840.00		180,840.00	172,350.13
4	1410 Administration	140,840.00		140,840.00	140,840.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	210,000.00		210,000.00	98,453.90
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	901,271.27		759,844.21	759,844.21
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	12,500.00		12,500.00	3,672.32
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	5,000.00		5,000.00	
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	7,975.73			
21	Amount of Annual Grant: (sum of lines 2– 20)	1,758,427.00		1,758,427.00	1,454,861.46
22	Amount of line 21 Related to LBP Activities	5,000.00			
23	Amount of line 21 Related to Section 504 compliance	15,000.00			
24	Amount of line 21 Related to Security– Soft Costs				
25	Amount of Line 21 Related to Security– Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	65,000.00			

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

### Part II: Supporting Pages

PHA Name: Housing Authority of the County of Kern		Grant Type and Number Capital Fund Program Grant No: CA16P008501-04 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
1. PHA Wide	Operations	1406		300,000.00		300,000.00	279,700.90	
2. PHA Wide	Management Improvement	1408						
	a) Job Training – Sec 3		8	85,575.00		85,575.00	84,737.44	
	b) LIPH – Training		20	5,000.00		5,000.00	617.88	
	c) Resident Initiatives			8,000.00		8,000.00	8,000.00	
	d) Computer software			2,500.00		2,500.00		
	e) Technical Support			79,765.00		79,765.00	78,994.81	
	Sub-total			<b>180,840.00</b>				
3. PHA Wide	Administration	1410	7	140,840.00		140,840.00	26,423.40	
4. a) PHA Wide	Fee's Cost	1430.01		99,265.00		99,265.00	72,030.50	
b) PHA Wide	Inspection Cost	1430.07	2	110,735.00		110,735.00	10,114.50	
5.) CAL 8-04, Monte Vista	R/R Heaters & re-design roofs	1460	5	150,000.00				Bidding
6.) Cal 8-05 - Little Village	R/R Windows/Exterior Façade Modernization	1460	4	576,271.27	584,666.77	584,666.77	584,666.77	Completed
7.) Cal 8-07 – Terra Vista	R/R Windows/Exterior Façade Modernization	1460	2	175,000.00	175,177.44	175,177.44	175,177.44	Completed

**Annual Statement/Performance and Evaluation Report****Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part II: Supporting Pages**

PHA Name: Housing Authority of the County of Kern		Grant Type and Number Capital Fund Program Grant No: CA16P008501-04 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
8.) Cal 8-01 – Rio Vista	Pipe Restoration	1460	10	0.00		0.00	0.00	Completed
09.) PHA Wide	Non-Dwelling Equipment-Office equip.	1475		12,500.00		12,500.00	3,672.32	On-going
10.) PHA Wide	Relocation	1495		5,000.00	4,402.79	4,402.79		On-going
11.) PHA Wide	Contingency	1502		7,975.73	0.00			

**Annual Statement/Performance and Evaluation Report****Capital Fund Program and Capital Fund Program Replacement HousingFactor (CFP/CFPRHF)****Part III: Implementation Schedule**

PHA Name: Housing Authority of the County of Kern			Grant Type and Number Capital Fund Program No: CA16P008501-04 Replacement Housing Factor No:			Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1. PHA Wide - Operation	09/13/06		12/31/04	09/13/08			
2. PHA Wide- M.I.							
a) Job Training-Sec 3	09/13/06		12/31/04	09/13/08			
b) LIPH-Training	09/13/06		12/31/04	09/13/08			
c) Resident Initiatives	09/13/06		12/31/04	09/13/08			
d) Computer Service	09/13/06		12/31/04	09/13/08			
e) Technical Support	09/13/06		12/31/04	09/13/08			
3. PHA Wide-Admin.	09/13/06		12/31/04	09/13/08			
4. PHA Wide							
a) Fee's & Cost	09/13/06		12/31/04	09/13/08			
b) Inspection Cost	09/13/06		12/31/04	09/13/08			
5. CAL 8-4, R/R Heaters & Redesign Roofs	09/13/06			09/13/08			
6. CAL 8-5, Modernize	09/13/06		12/31/04	09/13/08			
7. CAL 8-7, R/R Windows/Exterior	09/13/06		06/30/05	09/13/08			
8. CAL 8-1, Pipe Rest.	09/13/06		12/31/04	09/13/08			
9. PHA Wide – Non-Dwelling Equip.	09/13/06		06/30/05	09/13/08			

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement HousingFactor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHA Name: Housing Authority of the County of Kern	Grant Type and Number Capital Fund Program No: CA16P008501-04 Replacement Housing Factor No:	Federal FY of Grant:  2004
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
10. PHA Wide-Relocation	09/13/06			09/13/08			
11. Contingency	09/13/06			09/13/08			

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part I: Summary**

<b>PHA Name:</b> Housing Authority of the County of Kern	<b>Grant Type and Number</b> Capital Fund Program Grant No: CA16P008501-05 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2005
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☐ Original Annual Statement
 ☐ Reserve for Disasters/ Emergencies
 ☐ Revised Annual Statement (revision no: )
 ☒ Performance and Evaluation Report for Period Ending:2005
 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	320,000.00		275,000	
3	1408 Management Improvements	179,970.00		177,470	50,320.01
4	1410 Administration	179,970.00		179,970	67,986.10
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	190,000.00		51,500	16,111.72
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	389,248.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	12,500.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	5,000.00			
18	1499 Development Activities				
19	1501 Collateralization or Debt Service	460,000.00			
20	1502 Contingency	63,000.00			
21	Amount of Annual Grant: (sum of lines 2– 20)	1,799,688.00		683,940	134,417.83
22	Amount of line 21 Related to LBP Activities	50,000.00			
23	Amount of line 21 Related to Section 504 compliance	4,500.00			
24	Amount of line 21 Related to Security– Soft Costs				
25	Amount of Line 21 Related to Security– Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	65,000.00			

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

### Part II: Supporting Pages

PHA Name: Housing Authority of the County of Kern		Grant Type and Number Capital Fund Program Grant No: CA16P008501-05 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
1. PHA Wide	Operations	1406		320,000.00		275,000		
2. PHA Wide	Management Improvement	1408						
	a) Job Training – Sec 3		8	85,205.00		85,205	26,245.12	On going
	b) LIPH – Training		20	7,000.00		7,000	1,932.96	On going
	c) Resident Initiatives			8,000.00		8,000	7,541.78	On going
	d) Computer software			2,500.00				
	e) Technical Support			77,265.00		77,265		On going
	Sub-total			<b>179,970.00</b>				
3. PHA Wide	Administration	1410	7	179,970.00		179,970	67,986.10	On going
4. a) PHA Wide	Fee's Cost	1430.01		86,265.00		16,500		
b) PHA Wide	Inspection Cost	1430.07	2	103,735.00		35,000	16,111.72	On going
5.) CAL 8-03, Valle Vista	R/R Roofs & R/R Heaters with A/C units	1460	20	243,000.00				
06.) Cal 8-04 - Monte Vista	Redesign roofs	1460	10	146,248.00				Out to bid
07.) PHA Wide	Non-Dwelling Equipment-Office equip. Plotter-Computers	1475		12,500.00				Preparing RFP

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

### Part II: Supporting Pages

PHA Name: Housing Authority of the County of Kern		Grant Type and Number Capital Fund Program Grant No: CA16P008501-05 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
08.) PHA Wide	Relocation	1495		5,000.00				
09.) PHA Wide	Contingency	1502		63,000.00				
10.) Cal 8-5, Little Village	<i>Capital Fund Finance Program</i>	1501		175,000.00				On going
	Modernization	1460	18					
	Site Improvements	1450	18					
11.) Cal 8-6B, Little Village	<i>Capital Fund Finance Program</i>	1501		175,000.00				On going
	Modernization	1460	8					
	Site Improvements	1450	8					
12.) Cal 8-01, Rio Vista	<b>Capital Fund Finance Program</b>	1501		100,000.00				On going
	Modernization	1460	58					
	Site Improvements	1450	58					
	<b>Capital Fund Finance Program</b>	1501		10,000.00				On going
13.) Cal 8-14 - Plaza Towers	R/R Fire Alarm System	1460	1					
14.) Cal 8-15, Plaza Towers Annex	R/R Fire Alarm System	1460	1					

**Annual Statement/Performance and Evaluation Report****Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part III: Implementation Schedule**

PHA Name: Housing Authority of the County of Kern			Grant Type and Number Capital Fund Program No: CA16P008501-05 Replacement Housing Factor No:				Federal FY of Grant: 2005
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1. PHA Wide - Operation	9/30/07			9/30/08			
2. PHA Wide- M.I.							
a) Job Training-Sec 3	9/30/07		12/30/05	9/30/08			
b) LIPH-Training	9/30/07		12/30/05	9/30/08			
c) Resident Initiatives	9/30/07		12/30/05	9/30/08			
d) Computer Service	9/30/07			9/30/08			
e) Technical Support	9/30/07		12/30/05	9/30/08			
3. PHA Wide-Admin.	9/30/07		12/30/05	9/30/08			
4. PHA Wide							
a) Fee's & Cost	9/30/07			9/30/08			
b) Inspection Cost	9/30/07			9/30/08			
5. CAL 8-3, R/R Roofs R/R Heaters	9/30/07			9/30/08			
6. CAL 8-4, redesign Roofs	9/30/07			9/30/08			
7. PHA Wide – Non-Dwelling Equip.	9/30/07			9/30/08			
8. PHA Wide-Relocation	9/30/07			9/30/08			

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHA Name: Housing Authority of the County of Kern	Grant Type and Number Capital Fund Program No: CA16P008501-05 Replacement Housing Factor No:	Federal FY of Grant: 2005
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
9. PHA Wide-Contingency	9/30/07			9/30/08			
<i>Capital Fund Finance Program</i>							
10. Cal 8-5, Little Village	9/30/07			9/30/08			
11. Cal 8-6B, Little Village	9/30/07			9/30/08			
12. Cal 8-1, Rio Vista	9/30/07			9/30/08			
13. CAL 8-14, P. Towers	9/30/07			9/30/08			
14. Cal 8-15. P.T. Annex	9/30/07			9/30/08			

**Annual Statement/Performance and Evaluation Report****Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part I: Summary**

<b>PHA Name:</b> <i>Housing Authority of the County of Kern</i>		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: <i>CA16R008501-00</i>		<b>Federal FY of Grant:</b>  <i>2000</i>	
<input type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no:     )</b> <input checked="" type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:12/31/05</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	\$ 73,667.00		\$ 73,667.00	
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2– 20)	\$ 73,667.00		\$ 73,667.00	
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security– Soft Costs				
25	Amount of Line 21 Related to Security– Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

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**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

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**Annual Statement/Performance and Evaluation Report****Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part I: Summary**

<b>PHA Name:</b> <i>Housing Authority of the County of Kern</i>		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: <i>CA16R008501-01</i>		<b>Federal FY of Grant:</b>  <i>2001</i>	
<input type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no:    )</b>					
<input checked="" type="checkbox"/> <b>Performance and Evaluation Report for Period Ending: 12/31/05</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	\$ 75,282.00		\$ 75,282.00	
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2– 20)	\$ 75,282.00		\$ 75,282.00	
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security– Soft Costs				
25	Amount of Line 21 Related to Security– Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

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**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

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**Annual Statement/Performance and Evaluation Report****Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part I: Summary**

<b>PHA Name:</b> <i>Housing Authority of the County of Kern</i>		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: <i>CA16R008501-02</i>		<b>Federal FY of Grant:</b>  <i>2002</i>	
<input type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no:   )</b> <input checked="" type="checkbox"/> <b>Performance and Evaluation Report for Period Ending: 12/31/05</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	\$ 287,693.00		\$ 287,693.00	
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2– 20)	\$ 287,693.00		\$ 287,693.00	
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security– Soft Costs				
25	Amount of Line 21 Related to Security– Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
Part II: Supporting Pages**

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**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

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**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part I: Summary**

PHA Name: <i>Housing Authority of the County of Kern</i>	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: <i>CA16R008501-03</i>	Federal FY of Grant:  <i>2003</i>
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☐ Original Annual Statement ☐ Reserve for Disasters/ Emergencies ☐ Revised Annual Statement (revision no: )  
☒ Performance and Evaluation Report for Period Ending: 12/31/05 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	\$ 223,358.00		223,358.00	
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2– 20)	\$ 223,358.00		223,358.00	
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

[illegible]

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

[illegible]

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part I: Summary**

PHA Name: <i>Housing Authority of the County of Kern</i>	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: <i>CA16R008501-04</i>	Federal FY of Grant:  <i>2004</i>
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☐ Original Annual Statement ☐ Reserve for Disasters/ Emergencies ☐ Revised Annual Statement (revision no: )  
☒ Performance and Evaluation Report for Period Ending: 12/31/05 ☐ Final Performance and Evaluation Report

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11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	\$ 274,135.00			
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 274,135.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

[illegible]

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

[illegible]

## **Community Service Policy**

## **6-10 Continued Occupancy and Community Service**

**NOTE: THIS PROVISION IS PRESENTLY NOT APPLICABLE AND WILL NOT BE REINSTATED UNTIL FURTHER NOTICE. REINSTATEMENT, IF ANY, WILL BE NO EARLIER THAN JULY 1, 2003.**

In order to be eligible for continued occupancy, each adult family member must either:

- (1) contribute eight (8) hours per month of community service (not including political activities); or,
- (2) participate in an economic self-sufficiency program; or
- (3) perform eight (8) hours per month of combined activities as previously described, unless they are exempt from this requirement.

### **6-10 (A)**

The following adult family members of tenant families are exempt from this requirement:

1. Family members who are 62 or older
2. Family members who are blind or disabled as defined under 216(I)(1) or 1614 of the Social Security Act (42 U.S.C. 416(I)(1) and who certifies that because of this disability she or he is unable to comply with the community service requirements.
3. Family members who are the primary care giver for someone who is blind or disabled as set forth in Paragraph B above.
4. Family members engaged in work activities.
5. Family members who are exempt from work activity under Part A Title IV of the Social Security Act or under any other State welfare program, including the Welfare-to-Work program.
6. Family members receiving assistance benefits or services under a State program funded under any other State welfare program, including Welfare-to-Work and who are in compliance with that program.

### **6-10 (B)**

HACK shall identify all adult family members who are apparently not exempt from the community service requirement.

HACK shall notify all such family members of the community service requirement and of the categories of individuals who are exempt from the requirement. The notification will provide the opportunity for family members to claim and explain an exempt status. HACK shall verify such claims.

The notification will advise families that their community service obligation will begin upon the effective date of their first annual reexamination on or after July 1, 2001. For families paying a flat rent, the obligation begins on the date their annual reexamination would have been effective had

an annual reexamination taken place. It will also advise them that failure to comply with the community service requirement will result in ineligibility for continued occupancy at the time of any subsequent annual reexamination.

### **6-10 (C)**

Community service includes performing work or duties in the public benefit that serve to improve the quality of life and/or enhance resident self-sufficiency, and/or increase the self-responsibility of the resident within the community.

An economic self-sufficiency program is one that is designed to encourage, assist, train or facilitate the economic independence of participants and their families or to provide work for participants. These programs may include programs for job training, work placement, basic skills training, education, English proficiency, work fare, financial or household management, apprenticeship, and any program necessary to ready a participant to work (such as substance abuse or mental health treatment).

HACK will coordinate with social service agencies, local schools, and the Human Resources Office in identifying a list of volunteer community service positions.

Together with the resident advisory councils, HACK may create volunteer positions such as hall monitoring, litter patrols, and supervising and record keeping for volunteers.

### **6-10 (D)**

At the first annual reexamination on or after July 1, 2001, and each annual reexamination thereafter, HACK will do the following:

1. Provide a list of volunteer opportunities to the family members.
2. Provide information about obtaining suitable volunteer positions.
3. Provide a volunteer time sheet to the family member. Instructions for the time sheet require the individual to complete the form and have a supervisor date and sign for each period of work.
4. Assign family members to a community organization that will assist the family members in identifying appropriate volunteer positions and in meeting their responsibilities. Tracking the family member's progress will be made at least annually or sooner with the family member as needed to best encourage compliance.
5. Thirty (30) days before the family's next lease anniversary date, the community organization will advise HACK whether each applicable adult family member is in compliance with the community service requirement.

### **6-10 (E)**

HACK will notify any family member found to be in noncompliance of the following:

1. The family member(s) has been determined to be in noncompliance;
2. That the determination is subject to the grievance procedure; and
3. That, unless the family member(s) enter into an agreement to comply, the lease will not be renewed or will be terminated.

### **6-10 (F)**

HACK will offer the family member(s) the opportunity to enter into an agreement prior to the anniversary of the lease. The agreement shall state that the familymember(s) agrees to enter into an economic self-sufficiency program or agrees to contribute to community service for as many hours needed to comply with the requirement over the past 12month period. The cure shall occur over the 12-month period beginning with the date of the agreement and the resident shall at the same time, stay current with that year's community service requirement. The first hours a resident earns go toward the current commitment until the current year's commitment is made.

The Housing Manager may assist the family member in identifying volunteer opportunities and will track compliance on a quarterly basis.

### **6-10 (G)**

If any applicable family member does not accept the terms of the agreement, does not fulfill their obligation to participate in an economic self-sufficiency program, or falls behind in their obligation under the agreement to perform community service, HACK shall take action to terminate the lease.

### **6-10 (H)**

In implementing the service requirement, HACK may not substitute community service or self-sufficiency activities performed by residents for work ordinarily performed by its employees, or replace a job at any location where residents perform activities to satisfy the service requirement.



# HOUSING AUTHORITY OF THE COUNTY OF KERN



WILLIAM L. CARTER  
Executive Director

601- 24TH STREET • BAKERSFIELD, CA 93301  
PHONE: (661) 6318500

FAX (661) 631-9500  
TDD 661/631-1047

**July, 2003**

## NOTICE TO ALL PUBLIC HOUSING RESIDENTS

A section of *The Quality Housing & Work Responsibility Act of 1998* requires all able adults living in public housing to “give back to their community” by performing at least 8 hours per month of community service/self-sufficiency activities.

**This law is effective immediately and eligible residents must begin performing these activities no later than October 31, 2003. All adult (18 years or older) residents must comply UNLESS they are EXEMPT because they are:**

- 62 years of age or older;
- A person with disabilities and who certifies that, based on the disability, he or she cannot comply with the requirement;
- A caretaker of a person with a disability who has certified that based on the disability, the caretaker cannot comply with the requirement;
- A person working at least 30 hours per week;
- A person engaged in work activities as defined in section 407(d) of the Social Security Act or any other State welfare Program such as:
  - Work experience (including work associated with the refurbishing of publicly assisted housing) if sufficient private sector employment is not available;
  - On-the-job training programs;
  - Community service programs;
  - Vocational educational training (not to exceed 12 months for each individual);
  - Job-skills training directly related to employment;
  - Education directly related to employment in the case of a recipient who has not received a high school diploma or a high school certificate of equivalency;
  - Full time student at a secondary school (high school) or enrolled in a program to achieve a certificate of general equivalence;
  - Provide childcare services to another individual who is participating in a community service program.

**Examples of the types of volunteer Community Service and Self-sufficiency Activities to meet your 8 hour per month requirement are shown on the back side of this page.**

Your Housing Manager is available to assist you with any questions you may have related to these requirements.

Sincerely,  
HOUSING AUTHORITY OF THE COUNTY OF KERN

Patricia Norris  
Deputy Director, Housing Management

**Examples of eligible Community Service activities include, but are not limited to:**

- Volunteer at a local public or non-profit institutions such as: schools, other before or after school programs, child care centers, Head Start, hospitals, clinics, hospices, nursing homes, recreation centers, senior centers, adult day care programs, homeless shelters, food bank, Boy Scouts, Girl Scouts, Boy or Girls Club, 4-H Club, Police Athletic League, Big Brothers or Big Sisters, Garden Center, Community cleanup programs, Senior Meals programs, Meals on Wheels etc.

**Examples of eligible Self-sufficiency activities include, but are not limited to:**

- Job readiness Programs;
- Job training Programs;
- Skills training Programs;
- Higher education (Junior college or college- full time students only)

The form attached to this notice is the responsibility of the Head of Household and must reflect the name of every adult (18 years or older) member living in the home and indicate whether or not any adult members are exempt from performing the required monthly 8 hours of community service/self sufficiency activities.

For family members who must perform the community service, please indicate name of the family member under the Non-Exempt section of the Tracking Certification form attached to this notice.

All non-exempt family members must average 8 hours of community service/self sufficiency activity per month. All non-exempt family members are required to provide written verification from the organization(s) at which the adult family member performed the Community Service/Self Sufficiency activities. The written verification(s) must contain the name and address of the organization, the date(s) and number of hours the services were performed, the telephone number of the organization(s), and the name and signature of a person authorized to verify information on behalf of the organization. Verification(s) may be submitted to the Development Manager as often as you wish, but **no later** than the date of the families next Annual Recertification.

***Failure to comply with this requirement may result in termination from the public housing program.***



# HOUSING AUTHORITY OF THE COUNTY OF KERN



STEPHEN M. PELZ  
Executive Director

601- 24TH STREET • BAKERSFIELD, CA 93301  
PHONE: (661) 6318500

FAX (661) 631-9500  
TDD (661) 631-1047

## COMMUNITY SERVICE/SELF-SUFFICIENCY TRACKING CERTIFICATION FORM

Development: \_\_\_\_\_  
Name of Head of Household: \_\_\_\_\_  
Address: \_\_\_\_\_

For period starting (must be no later than 10-31-03) \_\_\_\_\_ and ending \_\_\_\_\_

**PLEASE RETURN COMPLETED FORM AT THE TIME OF YOUR ANNUAL CERTIFICATION.**

Verification(s) of services performed may be submitted to the Development Manager as often as you wish but not later than the date of the next Annual Recertification.

**I, the Head of Household, certify that the following adult members of my household are EXEMPT from performing the Community Service requirements because they are:**

- ☐ Employed (working 30 or more hours per week) List all adults that are employed and provide the name and address of their employer: \_\_\_\_\_
- ☐ Blind or Disabled, as defined under Section 216 [I][1] or 1614 of the Social Security act, and who is unable to comply with this section - Name of Blind or Disabled Individual(s): \_\_\_\_\_
- ☐ A primary caretaker of a blind or disabled individual- Name of Caretaker \_\_\_\_\_
- ☐ Exempt for other reasons such as: Age 62 years or older, working in a work experience program, participating in an on the-job training program, participating in a vocational education training program (not to exceed 12 months for each individual), participating in a community service program, participating in a job skills training directly related to employment, attending school on a full time basis to obtain a high school diploma or a certificate of general equivalence, attending junior college or college on a full time basis or providing childcare services to another individual who is participating in the community service program. Name of family member(s): \_\_\_\_\_
- ☐ **NOT EXEMPT - the following family member(s) do not meet the requirements for exemption and will be required to perform 8 hours per month of community service.**
- \_\_\_\_\_
- \_\_\_\_\_

**I hereby certify that all the information contained in this form is true and correct and I realize that failure to complete this form or perform any required community service may result in termination from the Low Income Public Housing Program.**

Signature of Head of Household: \_\_\_\_\_ Date Submitted: \_\_\_\_\_

Attachment 'P'

## **Resident Survey Follow Up Plan**

## **Housing Authority of the County of Kern Resident Assessment Satisfaction Survey Follow-Up Plan for FY 2005/2006**

**This Follow-Up Plan is developed in response to challenges identified in the Resident Assessment Satisfaction Survey (RASS) component of the FY 2005 Public Housing Assessment System (PHAS). The Plan focuses on the RASS areas of Communication (74.0%), Safety (72.8%) and Neighborhood Appearance (74.9%), where resident satisfaction was determined to be less than satisfactory. This Follow-Up Plan is incorporated into the FY 2005/2006 Annual Plan for the Housing Authority of the County of Kern (HACK) as a supplemental document.**

HACK is strongly committed to improving resident satisfaction. This Follow-Up Plan will serve as an action plan to address the issues identified in HUD's 2005 resident survey. All actions listed below will be completed by June 30, 2006; however, some items are designed to be ongoing in an effort to effect long term improvements in resident satisfaction.

### **Communications:**

- All Housing Managers and maintenance staff will receive additional training in customer service.
  - A portion of monthly staff meetings will be devoted to communications training and cover issues such as: dealing with different personality types, how to handle difficult people, and how to handle stress.
  - Human Resources will provide the customer service section of the employee training module for all employees and/or repeat sessions as needed.
  - Employee training sessions will be conducted in small groups of mixed job classifications to maximize cooperation and understanding.
  - Joint meetings between Housing Managers and maintenance staff will be conducted quarterly.
- Annual resident meetings will be held at each development during the spring.
  - Administration, Housing Management, Maintenance, Investigations and Resident Initiatives staff will be represented at each meeting.
  - HACK will discuss the future direction of HUD, the Agency and each division as well as cover any regulatory changes and site-specific issues.
  - Residents will be given an opportunity to present issues and concerns.
  - Residents will receive follow-up communication on the issues and concerns presented, either individually, at a follow-up meeting, or in resident publications.
- Resident surveys will be distributed to each development with a score of 75% or less in any rating area.
  - Administrative staff will develop an in-depth survey to further clarify communication, safety and neighborhood issues.
  - Housing Managers will distribute surveys to residents.
  - Surveys will be returned to the Executive Director.
  - The Executive Director and HACK staff will analyze surveys and assign to Administrators for additional follow up as appropriate.
- HACK will distribute a quarterly newsletter to residents.
  - Housing Management, Investigations and Facilities staff will contribute educational articles to include in a quarterly newsletter covering such areas as: safety, complaint resolution, lease violations and policy issues.
  - Clerical staff will compile the newsletter.
  - Housing Managers will distribute the newsletter to residents.
  - Newsletters will be printed in both English and Spanish.
- Housing Managers will be available to residents during evening hours.

- Development offices will be staffed after 5 pm at least one evening per week.
- HACK will establish a “Resident Hotline.”
  - An incoming telephone line in the Investigations Department will be dedicated to serve as a “hotline” for residents.
  - The “hotline” number will be published freely and published in the residents’ quarterly newsletter.
  - Residents will be instructed the “hotline” number serves as an alternative method for reporting fraud, complaints, etc.
  - The Lead Investigator will monitor the “hotline” calls daily and distribute call information to the appropriate Administrator for immediate follow-up.
- HACK will include contact telephone numbers on all written communications, notices, flyers, etc. distributed to residents so that residents with low literacy skills are able to obtain additional information.

#### Safety:

- Investigations will develop a resident brochure.
  - Brochure will include information on reducing neighborhood crime and program fraud, reporting safety issues (poorly lighted areas or lights not working), and participating in Neighborhood Watch programs.
  - Brochures will be made available in all development offices and distributed at resident events.
  - Brochures will be printed in English and Spanish.
- Staff will conduct monthly nighttime inspections of developments.
  - Maintenance staff will conduct a monthly on-site development inspection after daylight hours for safety issues such as burned out lights and poorly lit walkways.
  - Investigations staff will increase the frequency of nighttime patrols.
- HACK staff will increase their presence in the developments.
  - Development offices will be open after 5 pm at least one evening per week.
  - Investigations staff will increase the frequency of drive-thru patrols of all developments.
  - Investigations staff will reactive the Agency’s satellite office at the Little Village development (CA005 and CA006B).
  - Staff will increase the frequency of Neighborhood Watch meetings.

#### Neighborhood Appearance:

- Abandoned/inoperable car policies will be reviewed and enforced.
  - Housing Management, Facilities Maintenance and Investigations staff will review and confirm HACK policies regarding abandoned cars and onsite car repairs.
  - Staff will be trained on policies regarding abandoned and inoperable cars to ensure consistent implementation.
- Playground/recreational areas at all developments will be evaluated for safety and appropriateness.
  - Resident Initiatives staff will survey developments regarding resident use of and preferences for recreational areas.
  - The Executive Director and Director of Facilities Maintenance will review recreational facilities and resident feedback at each development to plan for appropriate capital expenditures and/or maintenance.
- HACK will continue a graffiti abatement program.
  - All graffiti observed within the development will be removed as quickly as possible, preferably within 24 hours.
  - Facilities Maintenance staff will coordinate with community graffiti abatement programs wherever possible to improve the appearance of the communities surrounding the development sites.
- Staff will work to reduce noise levels within the developments.
  - Articles will be included in the resident newsletter covering noise and the possible lease violations from loud parties, etc.
  - Staff will work with local agencies in an attempt to increase the weekend and drive-through

presence of local law enforcement in an effort to reduce loud noise and loitering within the developments.

- HACK will increase the rodent/insect prevention and eradication program.
  - HACK will increase the frequency of spraying by the contract pest control company.
  - HACK will implement a “building spray” policy; when a single unit is infested with insects/roaches, all units within the building and the building exterior will be chemically treated.
  - HACK will explore the feasibility of obtaining a license/pesticide certification for a staff individual in order to enhance the agency’s ability to control infestations.

HACK embraces its residents as valuable partners and has enjoyed an effective dialogue with them in the past. This Plan is designed to continue the effective practices already in place and to augment those practices by implementing additional activities to address current resident concerns. Any costs associated with the Plan implementation will be absorbed in the FY 2005/2006 operating budget or, if needed, will be included in future capital projects budgets. HACK is committed to maintaining a positive and responsive relationship with our residents by improving communications with residents, their personal safety and the appearance of our developments and the surrounding communities.

**Housing Authority of the County of Kern**  
**Resident Assessment Satisfaction Survey**  
**Follow-Up Plan Time Line for FY 2005/2006**

Task	Staff Responsible for Completion	Completion Date
1.a. Provide customer service training at maintenance and housing management meetings	Pat Norris Eddie Garcia	Monthly
1.b. Provide and document joint meetings of maintenance and housing management	Pat Norris Eddie Garcia	Quarterly
1.c. Provide and document additional customer service training for Housing Authority staff.	Karen Wilson	June 30, 2006
1.d. Utilize outside professionals as trainers in a variety of customer service areas (people/communication skills, handling difficult people, customer service, listening skills, customer feedback, etc.)	Karen Wilson	As needed
2.a. Conduct resident meetings at each development to be held during spring of 2006 (coordinate sites and dates)	Norma Rojas-Mora (in coordination with Eddie Garcia and Pat Norris)	May 31, 2006
2.b. Develop generic agenda for development meetings to be modified as needed prior to each meeting	Susan Gonzales	February 28, 2006
2.c. Resident notifications of meetings (flyers and/or door-to-door contacts)	Norma Rojas-Mora	One week before scheduled meetings
2.d. Meeting follow-up action and communication (assigned by the Executive Director)	Stephen Pelz Pat Norris Eddie Garcia Norma Rojas-Mora Randy Coats Karen Wilson Susan Gonzales	As needed
3.a. Develop resident surveys to solicit additional information on communication, safety and neighborhood appearance issues	Susan Gonzales	November 15, 2005
3.b. Distribute surveys to residents	Housing Managers	December 1, 2005
3.c. Review surveys for appropriate follow-up activity and assign follow-up actions	Stephen Pelz	As needed
4.a. Prepare outline of informational articles to include in resident newsletters for 2006.	Eddie Garcia Pat Norris Norma Rojas-Mora (?) Troy Trimble	November 30, 2005
4.b. Prepare draft articles to include in the resident newsletters	Eddie Garcia Pat Norris Norma Rojas-Mora (?)	Quarterly (January 1, 2006; April 1, 2006; July 1, 2006; October 1, 2006)

Task	Staff Responsible for Completion	Completion Date
	Troy Trimble Other staff as appropriate	
4.c. Translate resident newsletter articles into Spanish	Norma Rojas-Mora Lucy Martinez Nancy Kerr	Quarterly (January 15, 2006; April 15, 2006; July 15, 2006; October 15, 2006)
4.d. Prepare newsletter for distribution (set up graphic design, data entry, editing, and duplication)	Stephen Pelz Executive staff	Quarterly (February 1, 2006; May 1, 2006; August 1, 2006; November 1, 2006)
4.e. Distribution of resident newsletter	Housing Managers	Quarterly (February 15, 2006; May 15, 2006; August 15, 2006; November 15, 2006)
5.a. Review office staffing hours for each development	Pat Norris Housing Managers	December 15, 2005
5.b. Implement changes to site office hours to include hours after 5 pm at least one day per week	Housing Managers	April 30, 2006
6.a. Prepare and record greeting/outgoing message for "resident hotline" in English and Spanish	Troy Trimble Norma Rojas-Mora Nancy Kerr	November 30, 2005
6.b. Publicize telephone number for the "resident hotline"	All staff	On-going
7. Include telephone numbers on written communications, flyers, notices	All staff	On-going
8.a. Draft residents' informational brochure (emphasis on safety)	Troy Trimble	January 31, 2006
8.b. Translate brochure into Spanish	Norma Rojas-Mora Lucy Martinez Nancy Kerr	February 15, 2006
8.c. Prepare brochure for distribution (set up graphic design, data entry, editing, and duplication)	Troy Trimble Stephen Pelz Clerical staff	March 1, 2006
8.d. Brochure distribution	Investigators Housing Managers	On-going
9.a. Conduct and document safety inspection of each development during non-daylight hours	Eddie Garcia Facilities Maintenance staff	Monthly
9.b. Evaluate and assign follow-up on safety/maintenance issues identified at inspections	Eddie Garcia	Monthly
10. Conduct nighttime and drive-thru patrols of developments	Investigators	On-going
11.a. Review staffing hours for satellite office at Little Village	Troy Trimble	December 15, 2005
11.b. Re-open Little Village satellite office on limited basis	Investigators	January 15, 2006
12. Establish site-based Neighborhood Watch programs (if needed) and conduct Neighborhood Watch meetings at development sites	Troy Trimble	On-going
13.a. Review HACK policies for abandoned and inoperable vehicles	Eddie Garcia Pat Norris	November 30, 2005

Task	Staff Responsible for Completion	Completion Date
(including vehicles undergoing/awaiting repairs) and modify as appropriate	Troy Trimble	
13.b. Train staff on HACK policies and implement any changes	Eddie Garcia Pat Norris Troy Trimble	January 1, 2006
14.a. Evaluate development recreational areas for safety and appropriateness	Eddie Garcia	On-going
14.b. Survey residents for use and preferences regarding playgrounds and equipment	Norma Rojas-Mora	November 30, 2005
14.c. Review and evaluate recreational facilities and resident feedback for future capital expenditures and maintenance	Stephen Pelz Eddie Garcia	January 1, 2006
15. Conduct graffiti abatement program (development inspections; graffiti removal; coordination with community graffiti abatement programs)	Eddie Garcia	On-going
16.a. Provide noise education information for residents (lease violations, etc.)	Administrators Housing Managers	On-going
16.b. Coordinate with local law enforcement to reduce loud noise and loitering in developments	Troy Trimble	On-going
17.a. Increase frequency of pest control spraying by contractor	Candy Townsend	November 30, 2005
17.b. Implement a "building spray" policy for insect infestations	Candy Townsend Eddie Garcia	November 30, 2005
17.c. Explore feasibility of pesticide certification for staff	Eddie Garcia Stephen Pelz Cindy Moyes	January 31, 2006

**Certification by Local Officials of  
Agency Plan's Consistency with the  
Consolidated Plans for**

**County of Kern  
City of Bakersfield**

**Certification by State or Local Official of PHA Plans Consistency with  
the Consolidated Plan**

I, Guy Greenlee the Director, Comm. & Economic Dev. Dept. certify  
that the Five Year and Annual PHA Plan of the Housing Authority of the Co. of Kern is  
consistent with the Consolidated Plan of the County of Kern prepared  
pursuant to 24 CFR Part 91.

  
\_\_\_\_\_  
Signed / Dated by Appropriate State or Local Official 2/27/06

**Certification by State or Local Official of PHA Plans Consistency with  
the Consolidated Plan**

I, Alan Tandy the City Manager certify  
that the Five Year and Annual PHA Plan of the Housing Authority of the Co. of Kern is  
consistent with the Consolidated Plan of the City of Bakerfield prepared  
pursuant to 24 CFR Part 91.

 3-6-2006  
Signed / Dated by Appropriate State or Local Official

## **Required Certifications and Disclosures**

# DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 51 U.S.C. 1352  
(See reverse for public burden disclosure.)

Approved by GAO  
0948-0048

<b>1. Type of Federal Action:</b> <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	<b>2. Status of Federal Action:</b> <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	<b>3. Report Type:</b> <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last report _____
<b>4. Name and Address of Reporting Entity:</b> <input type="checkbox"/> Prime <input type="checkbox"/> Subcontractor Tier _____ if known  Congressional District, if known: _____		<b>5. If Reporting Entity in No. 4 is a Subcontractor, Enter Name and Address of Prime:</b>  Congressional District, if known: _____
<b>6. Federal Department/Agency:</b>	<b>7. Federal Program Name/Description:</b>  CKDA Number, if applicable: _____	
<b>8. Federal Action Number, if known:</b>	<b>9. Award Amount, if known:</b> \$ _____	
<b>10. a. Name and Address of Lobbying Registrant</b> (If individual, last name, first name, MI):	<b>b. Individuals Performing Services</b> (including address if different from No. 10a) (last name, first name, MI):	
<b>11. Information contained on this form is submitted by this U.S.C. section 1352. This disclosure of lobbying activities is a material representation of the facts which shall be subject to the full and complete disclosure of the facts as they are known. If the information is false, the person who filed it shall be subject to the full and complete disclosure of the facts as they are known. Any person who files a false disclosure shall be subject to a fine of not more than \$10,000 and imprisonment for not more than 5 years.</b>	Signature: _____ Print Name: Stephen M. Jelis Title: Executive Director Telephone No.: (661) 631-8300 Date: 03-25-06	
<b>Federal Use Only:</b>		Authorized for Federal Reproduction Standard Form 44, Rev. 7-97

**Certification of Payments  
to Influence Federal Transactions**

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

Apparent Name

HOUSING AUTHORITY OF THE COUNTY OF KANE

Program/Activity Receiving Federal Grant/Funding

Low Income Public Housing; Section 8

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall verify and disclose accordingly.


This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1232, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that the information stated herein, as well as any information provided in the accompanying documents, is true and accurate.  
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.  
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3728, 3802)

Name of Authorized Official

Stephen M. Pale

Signature



Printed name is obsolete

Title

Executive Director

Date (mm/dd/yyyy)

March 29, 2006

form HUD-50071 (3/03)  
ref -and-beebs 7417.1, 7475.13, 7485.1, 87425.9

**RESOLUTION NO. 1989, ADOPTING  
HACK'S Y2005-2009 FIVE-YEAR PLAN,  
Y2006 AGENCY PLAN AND APPROVING  
SUBMISSION OF THE PLAN TO HUD,  
AS REQUIRED BY THE QUALITY  
HOUSING & WORK RESPONSIBILITY  
ACT OF 1998.**


I, Stephen M. Pelz, Secretary of the Board of Commissioners of the Housing Authority of the County of Kern, do hereby certify that the following resolution proposed by Commissioner Fuchsia Ward, and seconded by Commissioner Fred Haas, was duly passed and adopted by said Board of Commissioners at an official meeting thereof this 29<sup>th</sup> day of March, 2006, by the following vote, to wit:

AYES: Max Hacerra, Brenda Callahan, Fred Haas, Gene Smith, JoAnne Teague,  
Fuchsia Ward

NOES: None

ABSENT: None

(SEAL)

  
Stephen M. Pelz, Secretary of the  
Board of Commissioners of the  
Housing Authority of the  
County of Kern

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**RESOLUTION NO. 1989**

**PHA Certifications of Compliance with the PHA Plans  
And Related Regulations: Board Resolution to Accompany the  
Standard PHA Five-Year/Annual Plan**

Acting on behalf of the Board of Commissioners of the Housing Authority of the County of Kern (HACK), a Public Housing Agency (PHA), as its Chairman, I approve the submission of the standard 5-Year Plan and standard Annual Plan for fiscal year beginning July 1, 2006, hereinafter referred to as "the Plan," of which this document is part and make the following certifications and agreements with the U.S. Department of Housing & Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

- WHEREAS, The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located, and
- WHEREAS, The Plan contains a certification by the appropriate local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
- WHEREAS, The PHA has established a Resident Advisory Board, the membership of which represents the residents assisted by the PHA, consulted with this Board in developing the Plan, and considered the recommendations of the Board (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board and a description of the manner in which the Plan addresses these recommendations.
- WHEREAS, The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
- WHEREAS, The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, The Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, and Title II of the Americans with Disabilities Act of 1990
- WHEREAS, The PHA will affirmatively further fair housing by examining their programs and proposed programs; identify any impediments to fair housing choice within those programs; address those impediments in a reasonable fashion in view of the resources available; work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that requires the PHA's involvement; and maintain records reflecting these analyses and actions.
- WHEREAS, For PHA Plan that includes a policy for site-based waiting lists:
1. The PHA regularly submits required data to HUD's MTCS in an accurate, complete, and timely manner (as specified in PHH Notice 99-2).
  2. The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site.
  3. Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD.

4. The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing.
5. The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR Part 903.7(c)(1).

WHEREAS, The PHA will comply with the prohibitions against discrimination on the basis of age, pursuant to the Age Discrimination Act of 1975.

WHEREAS, The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies & Procedures for the Enforcement of Standards & Requirements for Accessibility by the Physically Handicapped.

WHEREAS, The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulations at 24 CFR Part 135.

WHEREAS, The PHA has submitted with the Plan a certification with regard to a drug-free workplace required by 24 CFR Part 24 Subpart F.

WHEREAS, The PHA has submitted with the Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.

WHEREAS, The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24, as applicable.

WHEREAS, The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).

WHEREAS, The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities, in accordance with 24 CFR Part 58.

WHEREAS, With respect to public housing, the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.

WHEREAS, The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.

WHEREAS, The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.

WHEREAS, The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local, & Indian Tribal governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local, and Federally Recognized Indian Tribal Governments).

WHEREAS, The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.

WHEREAS, All attachments to the Plan have been and will continue to be available at all times and at all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.

Housing Authority of the County of Kern  
PHA Name:

CA 008  
PHA #:

Five-Year PHA Plan for Fiscal Years 2005-2009, including Annual Plan for FY 2006

  
\_\_\_\_\_  
Max Bacerra, Chairman of the PHA Board of Commissioners

3-29-06  
Date